

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Inglewood/ Juanita / Area 37

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 951

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$130,200	\$200,700	\$330,900	\$347,700	95.2%	9.59%
2004 Value	\$135,100	\$209,500	\$344,600	\$347,700	99.1%	9.07%
Change	+\$4,900	+\$8,800	+\$13,700		+3.9%	-0.52%
% Change	+3.8%	+4.4%	+4.1%		+4.1%	-5.42%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.52% and -5.42% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$153,600	\$195,700	\$349,300
2004 Value	\$159,400	\$205,400	\$364,800
Percent Change	+3.8%	+5.0%	+4.4%

Number of one to three unit residences in the Population: 7987

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located on Lake Washington waterfront with house grades less than 11 or upland lots with above grade living area less than 1001 square feet needed more upward adjustment than other properties. Upland properties with Lake Washington views or houses in Very Good condition were assessed at a higher assessment ratio (Assessed Value to Sales Price) than other properties and needed a downward adjustment. Properties with lot sizes less than 5000 square feet need less upward adjustment than other properties.

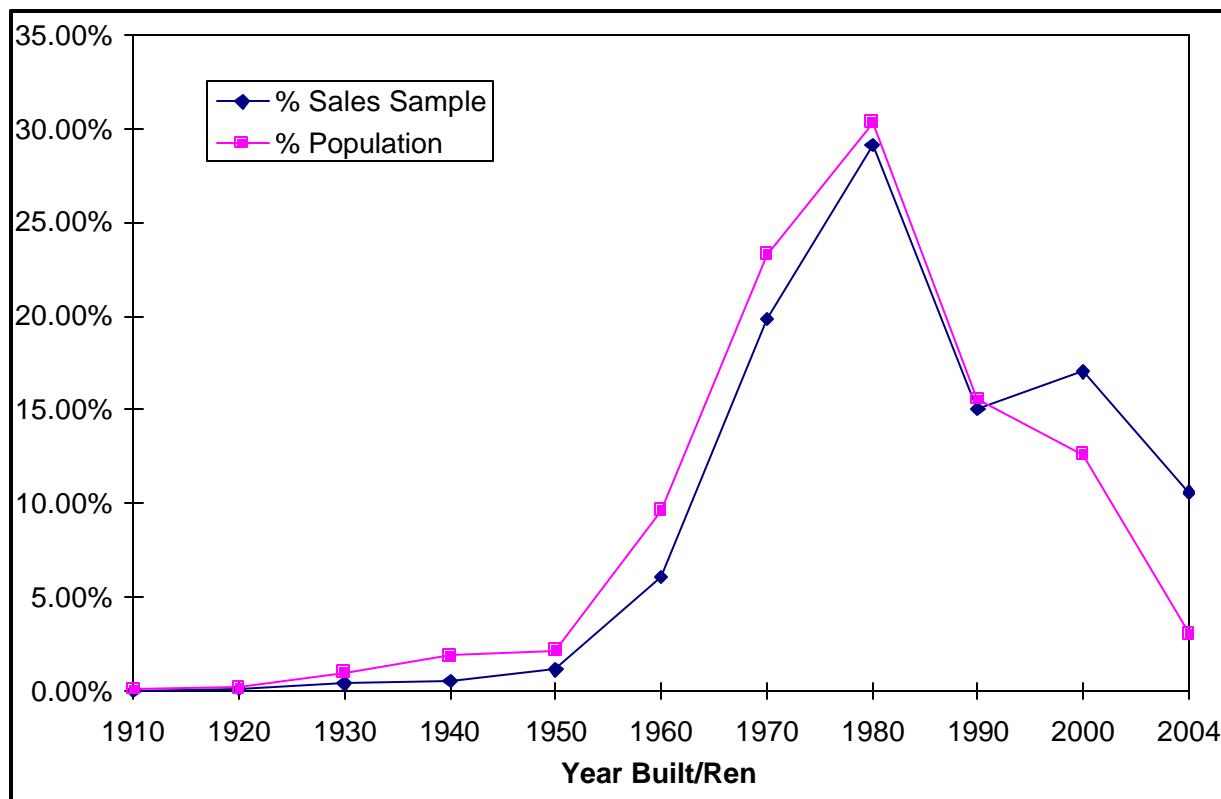
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.11%
1930	4	0.42%
1940	5	0.53%
1950	11	1.16%
1960	58	6.10%
1970	189	19.87%
1980	277	29.13%
1990	143	15.04%
2000	162	17.03%
2004	101	10.62%
	951	

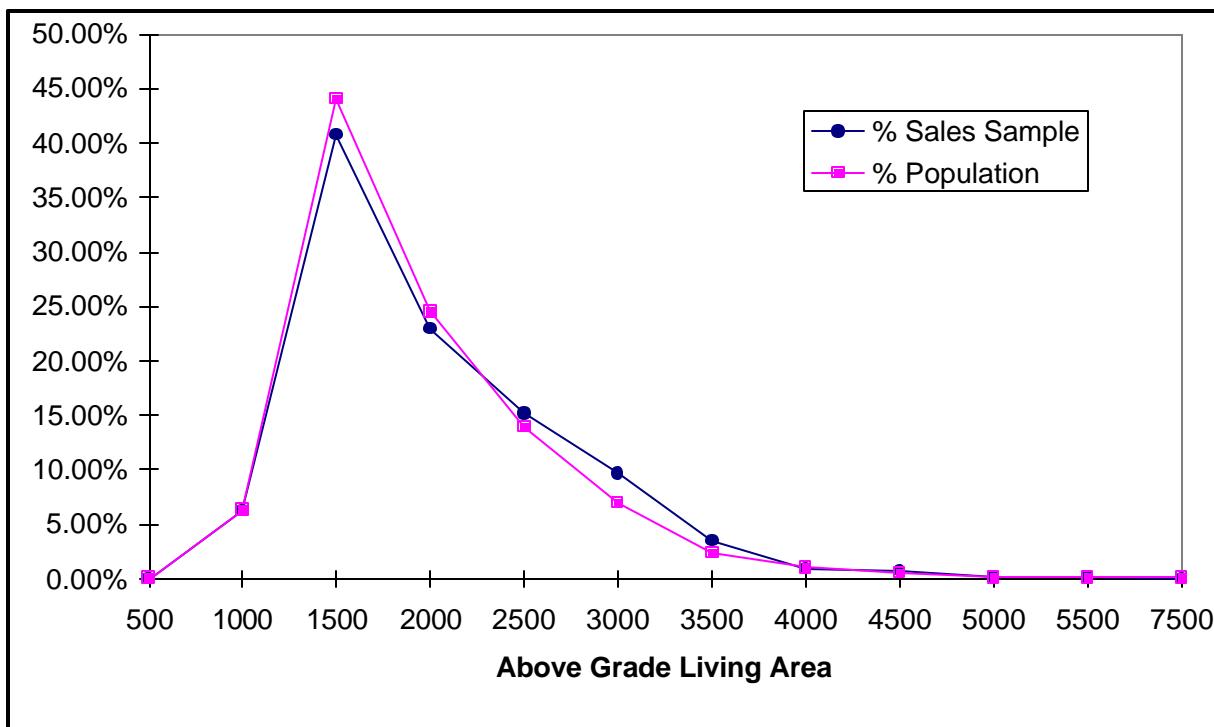
Population		
Year Built/Ren	Frequency	% Population
1910	10	0.13%
1920	15	0.19%
1930	82	1.03%
1940	150	1.88%
1950	174	2.18%
1960	772	9.67%
1970	1861	23.30%
1980	2425	30.36%
1990	1243	15.56%
2000	1010	12.65%
2004	245	3.07%
	7987	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

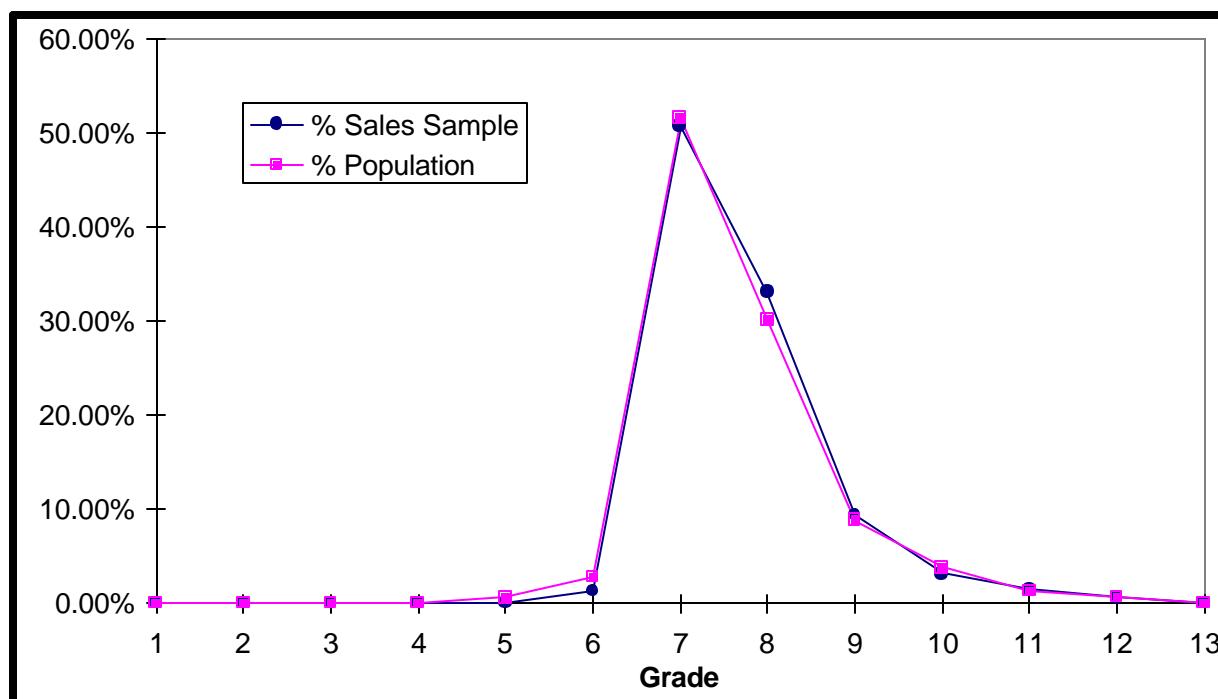
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.03%
1000	59	6.20%	1000	504	6.31%
1500	388	40.80%	1500	3519	44.06%
2000	218	22.92%	2000	1959	24.53%
2500	144	15.14%	2500	1110	13.90%
3000	92	9.67%	3000	553	6.92%
3500	33	3.47%	3500	190	2.38%
4000	8	0.84%	4000	82	1.03%
4500	7	0.74%	4500	45	0.56%
5000	1	0.11%	5000	9	0.11%
5500	1	0.11%	5500	8	0.10%
7500	0	0.00%	7500	6	0.08%
	951			7987	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

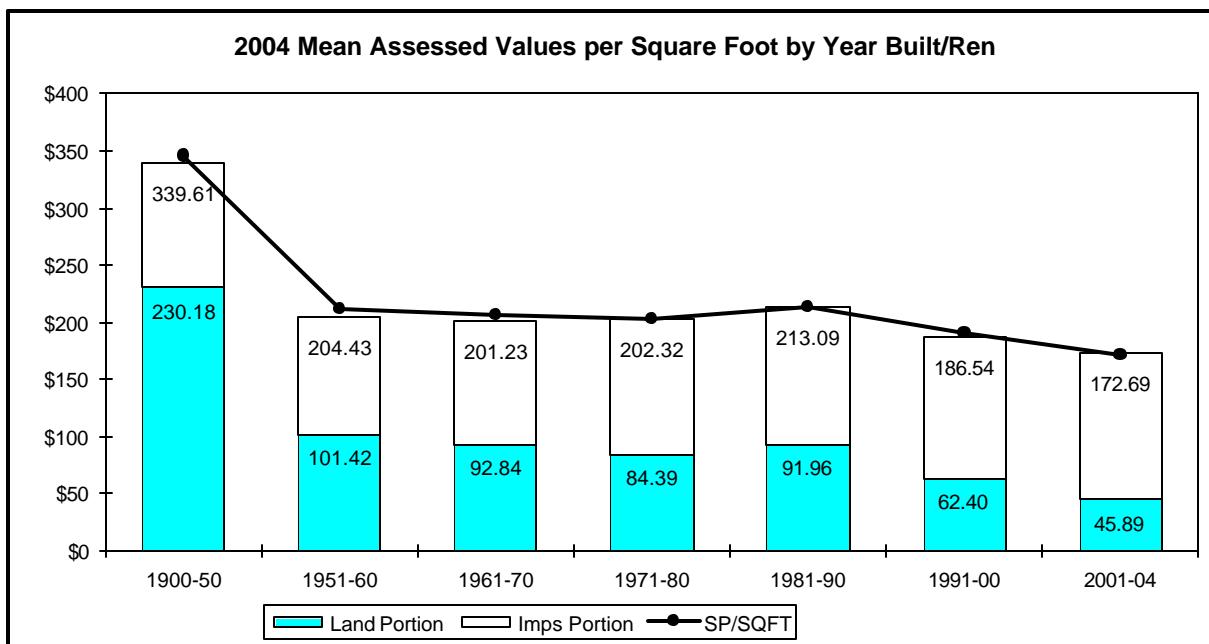
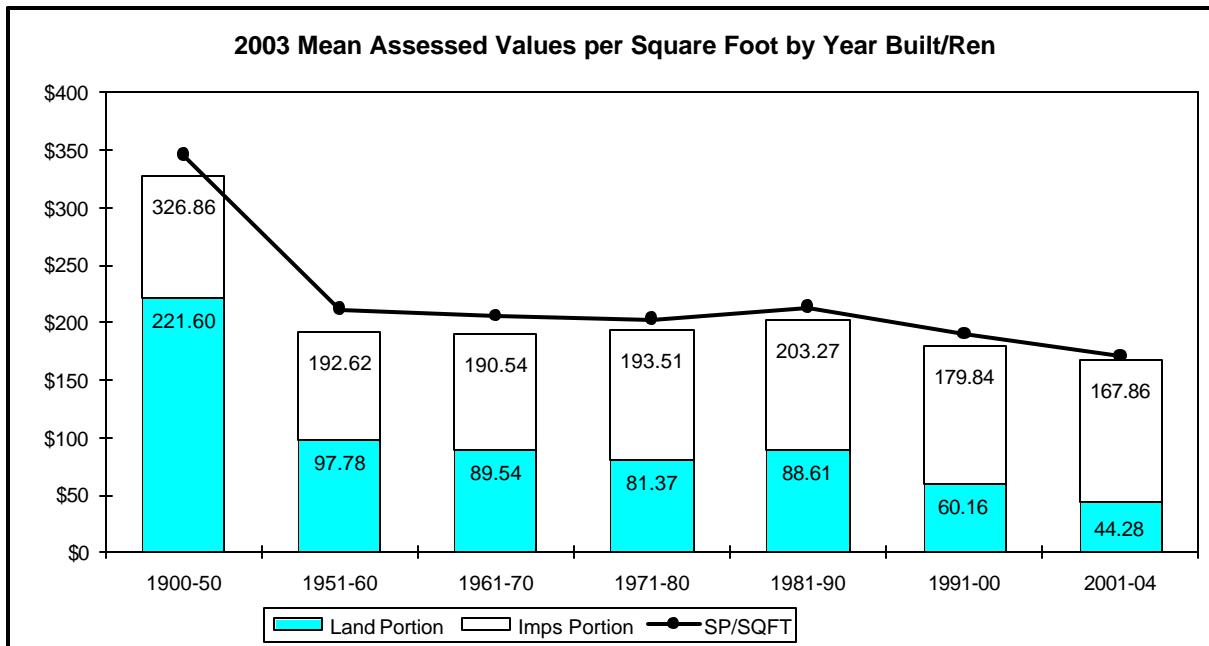
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	5	0.06%
5	0	0.00%	5	48	0.60%
6	13	1.37%	6	221	2.77%
7	483	50.79%	7	4123	51.62%
8	315	33.12%	8	2410	30.17%
9	90	9.46%	9	708	8.86%
10	30	3.15%	10	306	3.83%
11	14	1.47%	11	105	1.31%
12	6	0.63%	12	55	0.69%
13	0	0.00%	13	6	0.08%
		951			7987



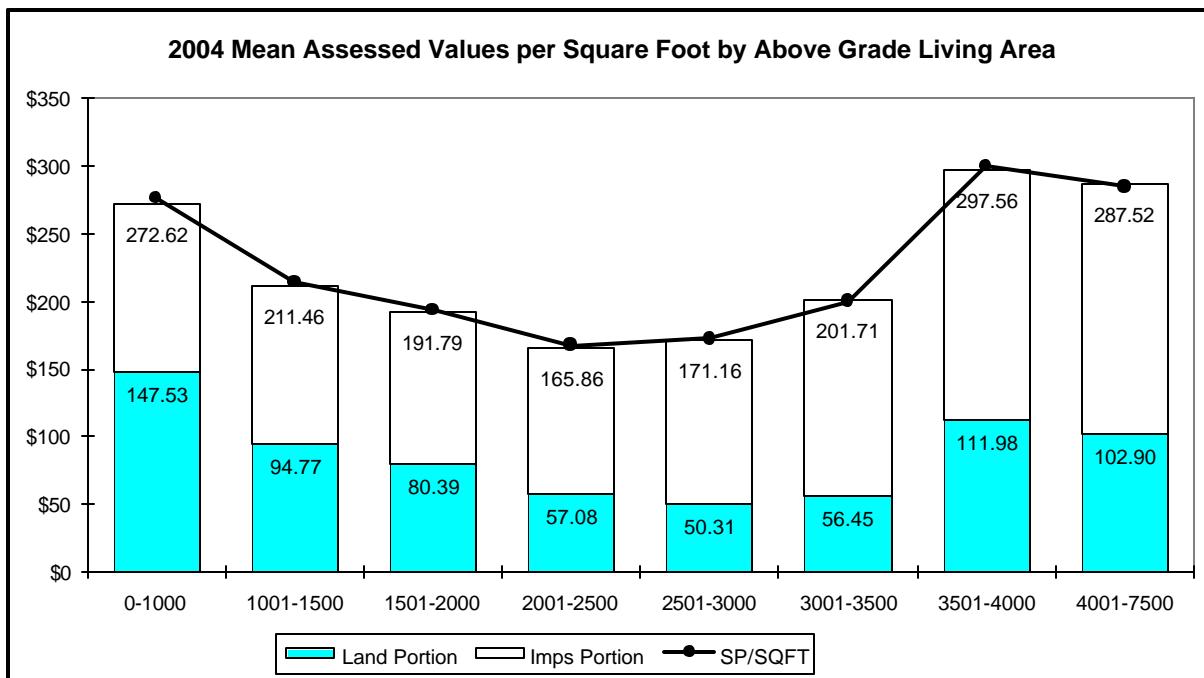
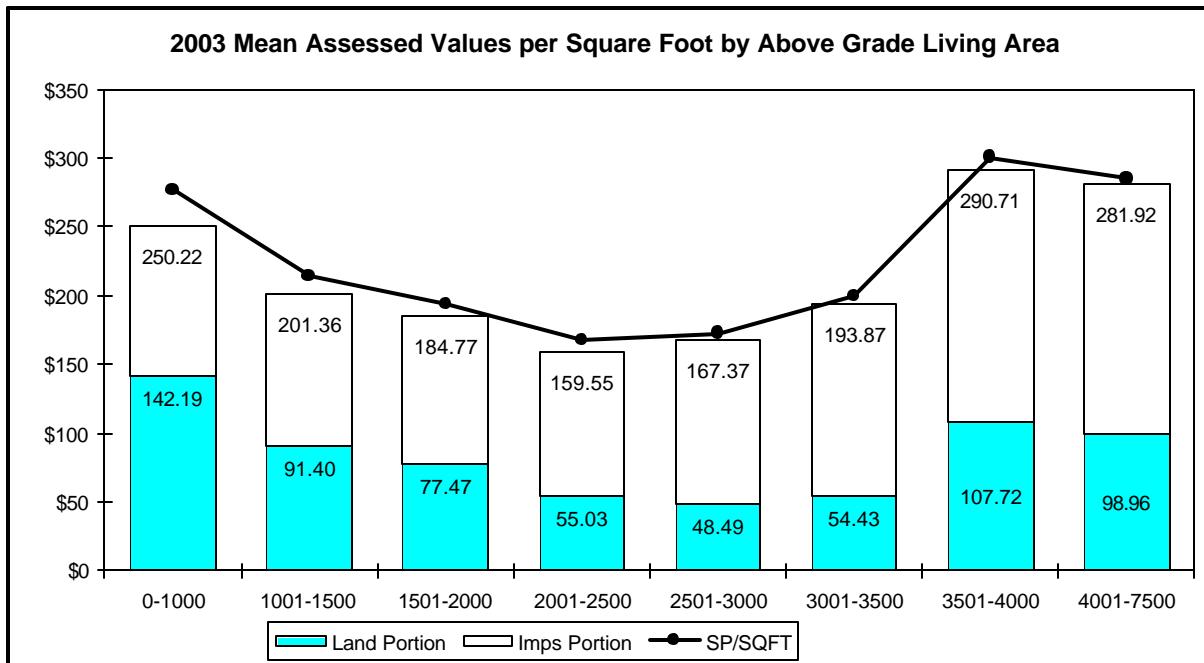
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



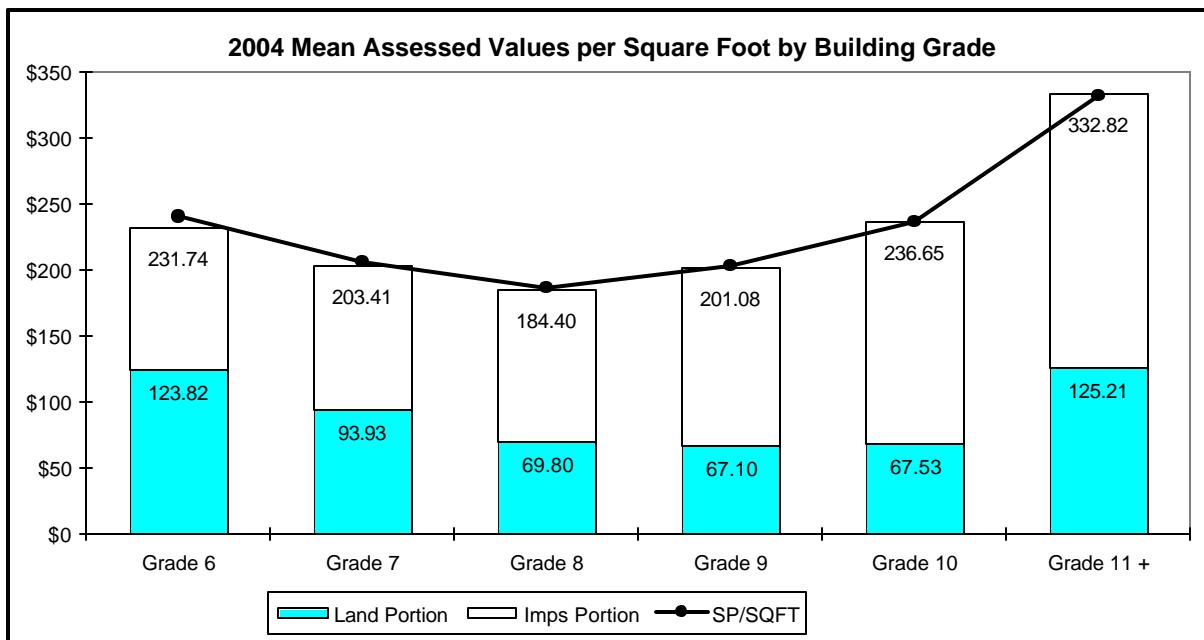
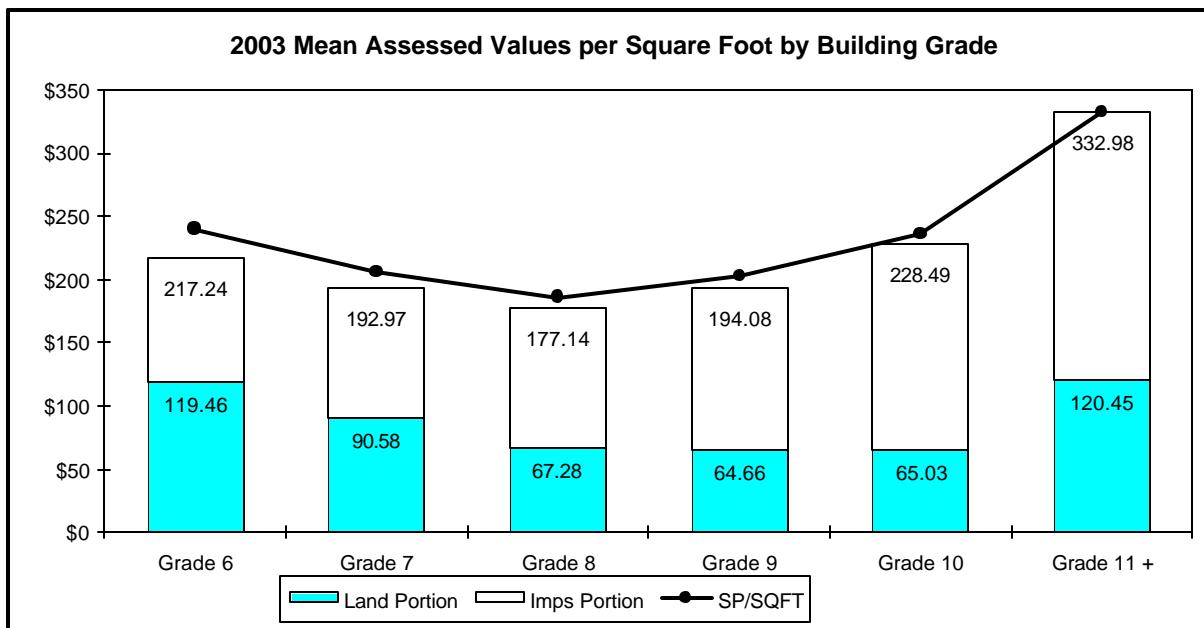
These charts clearly show an improvement in assessment level and uniformity by Year Built / Renovate as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 26 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.8% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x 1.041, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 951 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located on Lake Washington waterfront with house grades less than 11 or upland lots with above grade living area less than 1001 square feet needed more upward adjustment than other properties. Upland properties with Lake Washington views or houses in Very Good condition were assessed at a higher assessment ratio (Assessed Value to Sales Price) than other properties and needed a downward adjustment. Properties with lot sizes less than 5000 square feet need less upward adjustment than other properties.

The derived adjustment formula is:

$$\begin{aligned} \text{2004 Total Value} = & \text{ 2003 Total Value / (0.9492587) + (0.0836123 * Upland lots with Lake} \\ & \text{Washington views) + (-0.08 * Lake Washington waterfront with less than Grade 11 houses)} \\ & \text{+ (0.04393141 * Upland lots with less than 5000 square feet land area) + (0.089 * Very Good} \\ & \text{Condition) + (-0.03851442 * Upland parcels with Above Grade Living Area less than 1001} \\ & \text{square feet)} \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2004 Improvements Value} = \text{ 2004 Total Value minus 2004 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the formula derived from the first house is used to arrive at new total value.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. ((Previous Total * 1.041) – New Land Value = New Imp Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, apply the model

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Total % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2004 Total Value} = \text{ 2004 Land Value + Previous Improvement Value * 1.041, with results} \\ \text{rounded down to the next $1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 37 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in **Overall (if no other adjustments apply)**

5.35%	
Lake	
Washington	Yes
View Non WF	
% Adjustment	-8.53%
Wft w/ Grade <11	Yes
% Adjustment	9.70%
UplandLot < 5000 sq ft	Yes
% Adjustment	-4.66%
Very Good Condition	Yes
% Adjustment	-9.03%
Upland Lot w/ AGLA < 1001 sq ft	Yes
% Adjustment	4.45%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, waterfront parcels with house less than grade 11 would *approximately* receive a 15.05% upward adjustment (5.35% + 9.70%). There are 13 sales with 253 properties in the population.

Upland properties with houses having less than 1001 square feet of above grade living area would *approximately* receive a 9.80% upward adjustment (5.35% + 4.45%). There are 57 sales with 465 properties in the population.

77.8% of the population of 1 to 3 unit residences in the area are adjusted by the overall alone.

Area 37 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 99.1.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	13	0.917	0.971	5.8%	0.917	1.025
7	483	0.941	0.990	5.2%	0.982	0.998
8	315	0.950	0.988	4.1%	0.979	0.997
9	90	0.962	0.995	3.4%	0.971	1.018
10	30	0.960	0.995	3.7%	0.958	1.032
>10	20	1.001	1.004	0.3%	0.961	1.047
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1951	21	0.969	0.997	2.9%	0.963	1.032
1951-1960	58	0.912	0.970	6.3%	0.946	0.993
1961-1970	189	0.929	0.978	5.2%	0.964	0.992
1971-1980	277	0.956	0.997	4.3%	0.987	1.007
1981-1990	143	0.961	1.003	4.4%	0.988	1.018
1991-2000	162	0.943	0.976	3.5%	0.961	0.990
>2000	101	0.984	1.013	2.9%	0.997	1.028
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	805	0.952	0.992	4.1%	0.985	0.998
Good	133	0.941	0.988	5.0%	0.972	1.005
Very Good	13	0.987	0.990	0.4%	0.952	1.029
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	553	0.941	0.987	4.9%	0.980	0.995
1.5	31	0.953	0.999	4.8%	0.970	1.028
2	363	0.962	0.995	3.4%	0.986	1.004
3	4	0.945	0.954	0.9%	0.801	1.107

Area 37 Annual Update Ratio Confidence Intervals

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Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1001	59	0.905	0.987	9.0%	0.964	1.009
1001-1500	388	0.941	0.988	5.0%	0.979	0.997
1501-2000	218	0.954	0.990	3.8%	0.978	1.001
2001-2500	144	0.951	0.989	4.0%	0.976	1.002
2501-3000	92	0.968	0.990	2.3%	0.968	1.012
>3000	50	0.976	1.007	3.1%	0.978	1.036
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	835	0.948	0.995	5.0%	0.989	1.001
Yes	116	0.965	0.979	1.5%	0.961	0.997
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	932	0.956	0.992	3.8%	0.986	0.998
Yes	19	0.904	0.980	8.4%	0.938	1.023
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	326	0.949	0.994	4.8%	0.985	1.003
2	378	0.950	0.999	5.1%	0.990	1.007
3	247	0.955	0.982	2.8%	0.969	0.995
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<5000	56	0.978	0.990	1.2%	0.969	1.011
5000-6999	116	0.944	0.994	5.3%	0.980	1.009
7000-7999	234	0.948	1.001	5.6%	0.990	1.012
8000-8999	106	0.935	0.983	5.2%	0.967	0.999
9000-9999	133	0.958	0.999	4.2%	0.982	1.015
10000-11999	143	0.925	0.965	4.3%	0.949	0.980
12000-19999	123	0.980	1.002	2.2%	0.984	1.020
>=20000	40	0.962	0.988	2.7%	0.950	1.026

Area 37 Annual Update Ratio Confidence Intervals

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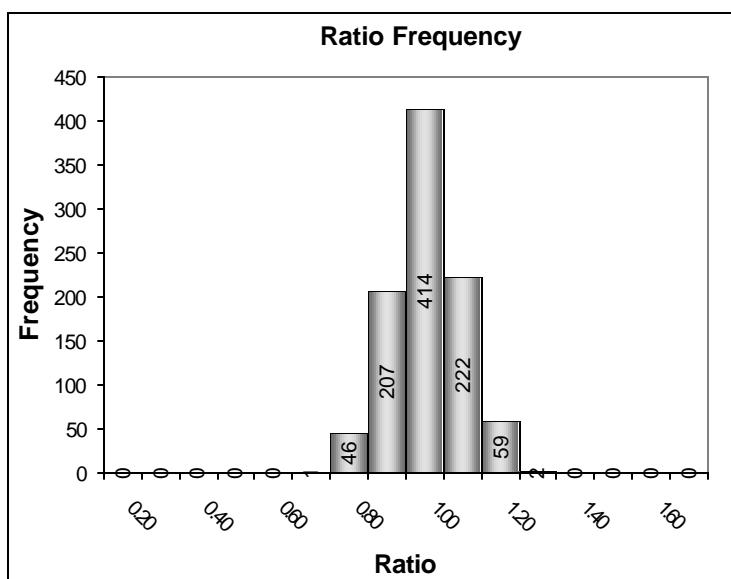
It is difficult to draw valid conclusions when the sales count is low.

Lake Washington view on Upland Lots	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	885	0.942	0.991	5.3%	0.985	0.997
Yes	66	1.023	0.989	-3.4%	0.965	1.012
Waterfront properties with Grades less than 11	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	938	0.957	0.993	3.8%	0.987	0.999
Yes	13	0.861	0.959	11.4%	0.914	1.004
Upland properties with lots less than 5000 sq ft	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	896	0.949	0.991	4.4%	0.985	0.997
Yes	55	0.989	0.995	0.6%	0.974	1.016
Upland properties with Above Grade Living Area less than 1001 sq ft	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	893	0.954	0.991	3.9%	0.985	0.997
Yes	58	0.906	0.992	9.5%	0.969	1.015

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2003	Date of Report: 5/10/2004	Sales Dates: 1/2002 - 12/2003																								
Area Inglewood / Juanita	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS																											
<table> <tr><td>Sample size (n)</td><td>951</td><td></td><td></td></tr> <tr><td>Mean Assessed Value</td><td>330,900</td><td></td><td></td></tr> <tr><td>Mean Sales Price</td><td>347,700</td><td></td><td></td></tr> <tr><td>Standard Deviation AV</td><td>196,690</td><td></td><td></td></tr> <tr><td>Standard Deviation SP</td><td>207,036</td><td></td><td></td></tr> </table>				Sample size (n)	951			Mean Assessed Value	330,900			Mean Sales Price	347,700			Standard Deviation AV	196,690			Standard Deviation SP	207,036						
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UNIFORMITY																											
<table> <tr><td>Lowest ratio</td><td>0.682</td><td></td><td></td></tr> <tr><td>Highest ratio:</td><td>1.220</td><td></td><td></td></tr> <tr><td>Coefficient of Dispersion</td><td>7.59%</td><td></td><td></td></tr> <tr><td>Standard Deviation</td><td>0.092</td><td></td><td></td></tr> <tr><td>Coefficient of Variation</td><td>9.59%</td><td></td><td></td></tr> <tr><td>Price Related Differential (PRD)</td><td>1.004</td><td></td><td></td></tr> </table>				Lowest ratio	0.682			Highest ratio:	1.220			Coefficient of Dispersion	7.59%			Standard Deviation	0.092			Coefficient of Variation	9.59%			Price Related Differential (PRD)	1.004		
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95% Confidence: Median <table> <tr><td><i>Lower limit</i></td><td>0.943</td><td></td><td></td></tr> <tr><td><i>Upper limit</i></td><td>0.962</td><td></td><td></td></tr> </table>				<i>Lower limit</i>	0.943			<i>Upper limit</i>	0.962																		
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95% Confidence: Mean <table> <tr><td><i>Lower limit</i></td><td>0.949</td><td></td><td></td></tr> <tr><td><i>Upper limit</i></td><td>0.961</td><td></td><td></td></tr> </table>				<i>Lower limit</i>	0.949			<i>Upper limit</i>	0.961																		
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SAMPLE SIZE EVALUATION																											
<table> <tr><td>N (population size)</td><td>7987</td><td></td><td></td></tr> <tr><td>B (acceptable error - in decimal)</td><td>0.05</td><td></td><td></td></tr> <tr><td>S (estimated from this sample)</td><td>0.092</td><td></td><td></td></tr> <tr><td>Recommended minimum:</td><td>13</td><td></td><td></td></tr> <tr><td>Actual sample size:</td><td>951</td><td></td><td></td></tr> <tr><td>Conclusion:</td><td>OK</td><td></td><td></td></tr> </table>				N (population size)	7987			B (acceptable error - in decimal)	0.05			S (estimated from this sample)	0.092			Recommended minimum:	13			Actual sample size:	951			Conclusion:	OK		
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Recommended minimum:	13																										
Actual sample size:	951																										
Conclusion:	OK																										
NORMALITY																											
Binomial Test <table> <tr><td># ratios below mean:</td><td>482</td><td></td><td></td></tr> <tr><td># ratios above mean:</td><td>469</td><td></td><td></td></tr> <tr><td><i>Z:</i></td><td>0.422</td><td></td><td></td></tr> </table>				# ratios below mean:	482			# ratios above mean:	469			<i>Z:</i>	0.422														
# ratios below mean:	482																										
# ratios above mean:	469																										
<i>Z:</i>	0.422																										
Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>																											



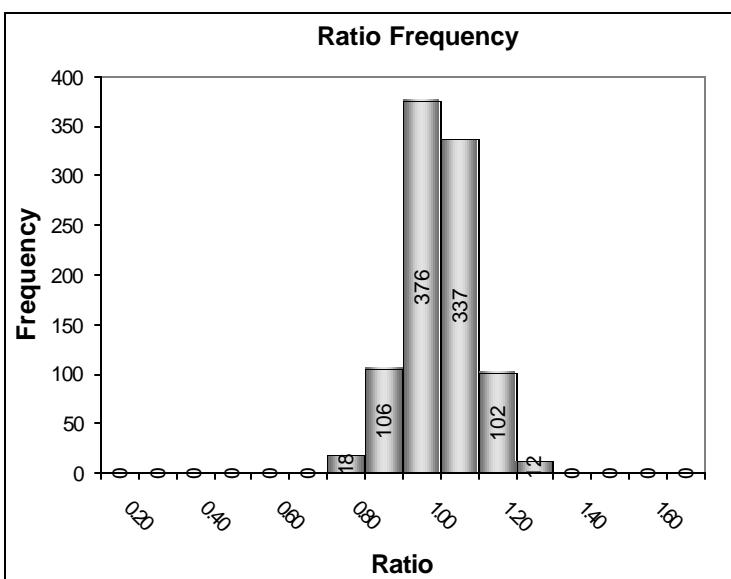
COMMENTS:

1 to 3 Unit Residences throughout area 37

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2004	Date of Report: 5/10/2004	Sales Dates: 1/2002 - 12/2003
Area Inglewood / Juanita	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 951 Mean Assessed Value 344,600 Mean Sales Price 347,700 Standard Deviation AV 203.929 Standard Deviation SP 207.036			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.998 Median Ratio 0.994 Weighted Mean Ratio 0.991			
UNIFORMITY			
Lowest ratio 0.717 Highest ratio: 1.263 Coefficient of Dispersion 7.16% Standard Deviation 0.090 Coefficient of Variation 9.07% Price Related Differential (PRD) 1.007			
RELIABILITY			
95% Confidence: Median Lower limit 0.989 Upper limit 1.004			
95% Confidence: Mean Lower limit 0.992 Upper limit 1.004			
SAMPLE SIZE EVALUATION			
N (population size) 7987 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.090 Recommended minimum: 13 Actual sample size: 951 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 497 # ratios above mean: 454 Z: 1.394 Conclusion: <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 37

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	563150	0525	12/18/03	\$385,000	610	0	6	1943	4	111078	N	N	15015 78TH AV NE
001	364910	0017	1/27/03	\$205,000	810	0	6	1946	4	13600	N	N	15372 JUANITA DR NE
001	563150	0941	8/22/02	\$214,000	930	0	6	1948	3	18000	N	N	16305 SIMONDS RD NE
001	563150	0865	8/4/03	\$277,450	1640	0	6	1937	4	64904	N	N	16315 76TH AV NE
001	563150	1100	1/7/02	\$256,500	1780	0	6	1942	4	12317	N	N	15928 81ST PL NE
001	563450	0892	3/25/03	\$274,000	1860	0	6	1986	3	17870	N	N	16522 69TH PL NE
001	364910	0234	12/4/03	\$219,000	770	0	7	1950	3	14500	N	N	7305 NE 155TH ST
001	321120	0130	6/5/03	\$234,900	790	190	7	1973	3	7210	N	N	14224 76TH PL NE
001	795480	0140	11/11/03	\$245,500	820	800	7	1969	3	7980	N	N	14210 79TH AV NE
001	132604	9168	7/3/02	\$235,000	860	860	7	1969	3	9605	N	N	15839 74TH AV NE
001	321120	0450	1/24/02	\$189,000	860	0	7	1973	3	9800	N	N	7804 NE 142ND PL
001	321120	0290	3/19/03	\$209,000	900	0	7	1972	3	7500	N	N	7725 NE 143RD ST
001	321120	0520	6/24/03	\$224,000	910	0	7	1972	3	7700	N	N	7717 NE 142ND PL
001	769630	0230	7/22/03	\$201,000	910	0	7	1974	3	8851	N	N	14219 81ST AV NE
001	321120	0040	6/11/03	\$255,000	940	500	7	1969	3	7210	N	N	14235 77TH AV NE
001	379000	0140	7/8/03	\$214,900	940	0	7	1967	3	8030	N	N	8234 NE 143RD PL
001	321120	0050	3/25/03	\$220,000	940	340	7	1969	3	7210	N	N	14227 77TH AV NE
001	563450	0015	9/6/02	\$205,000	950	0	7	1972	3	22582	N	N	16734 72ND AV NE
001	358110	0160	11/11/03	\$232,000	970	970	7	1967	3	7700	N	N	14144 83RD PL NE
001	358110	0330	11/17/03	\$226,000	980	0	7	1967	4	7296	N	N	8227 NE 142ND ST
001	358110	0310	2/18/03	\$217,500	980	0	7	1967	4	7200	N	N	14145 83RD PL NE
001	563150	0451	5/29/03	\$263,000	1000	900	7	1959	4	9604	N	N	7805 NE 155TH PL
001	563150	1226	12/2/02	\$237,500	1000	800	7	1963	4	9600	N	N	16221 81ST PL NE
001	563150	1037	6/23/03	\$192,000	1000	0	7	1959	3	9450	N	N	15516 81ST AV NE
001	418980	0070	8/25/03	\$227,500	1010	0	7	1967	4	9740	N	N	8321 NE 148TH PL
001	242604	9156	3/18/03	\$232,950	1010	0	7	1989	3	7223	N	N	8116 NE 143RD ST
001	563150	0035	4/15/03	\$214,000	1050	710	7	1953	3	20000	N	N	15207 84TH AV NE
001	856870	0035	2/20/03	\$214,000	1060	0	7	1958	3	11555	N	N	15817 75TH AV NE
001	564700	0030	12/22/03	\$234,900	1060	0	7	1986	4	7200	N	N	7902 NE 143RD ST
001	563450	0290	3/21/02	\$200,000	1070	560	7	1939	3	7859	N	N	16716 79TH PL NE
001	563450	0245	7/12/02	\$238,000	1080	0	7	1932	3	11060	N	N	7711 NE 170TH ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	804560	0150	4/8/03	\$241,000	1080	720	7	1979	3	8050	N	N	15220 72ND AV NE
001	357980	0375	12/23/02	\$230,000	1080	1080	7	1961	3	9600	N	N	7475 NE 146TH ST
001	563150	0815	3/7/03	\$270,000	1090	320	7	1983	3	11519	N	N	15840 74TH AV NE
001	327573	0100	9/11/02	\$225,000	1090	0	7	1974	3	7144	N	N	13013 79TH PL NE
001	563150	0621	12/2/03	\$272,000	1100	0	7	1959	3	9710	N	N	15718 76TH PL NE
001	176160	0030	4/24/03	\$287,500	1100	580	7	1969	3	8460	N	N	8324 NE 143RD ST
001	176160	0050	6/11/03	\$261,000	1100	0	7	1969	4	9165	N	N	8310 NE 143RD ST
001	795480	0130	11/3/03	\$215,000	1100	0	7	1970	3	7980	N	N	14216 79TH AV NE
001	327573	0110	7/29/02	\$255,000	1100	530	7	1974	3	10500	N	N	13005 79TH PL NE
001	357980	0380	7/22/03	\$240,000	1100	570	7	1961	3	7956	N	N	7481 NE 146TH ST
001	176160	0030	8/16/02	\$212,000	1100	580	7	1969	3	8460	N	N	8324 NE 143RD ST
001	242604	9159	2/25/02	\$260,000	1110	400	7	1989	3	8274	N	N	14405 82ND AV NE
001	327573	0170	3/18/02	\$240,000	1110	500	7	1974	3	5724	N	N	7926 NE 130TH ST
001	563150	0157	8/26/03	\$234,950	1120	0	7	1961	3	9938	N	N	8303 NE 147TH PL
001	379000	0160	1/31/03	\$215,000	1120	0	7	1967	3	5850	N	N	8242 NE 143RD PL
001	376330	0065	10/14/03	\$229,000	1120	0	7	1959	4	9790	N	N	12804 81ST AV NE
001	563150	0838	1/28/03	\$234,000	1130	0	7	1972	3	9840	N	N	7419 NE 158TH ST
001	242604	9158	3/13/02	\$271,400	1130	710	7	1989	3	7234	N	N	14401 82ND AV NE
001	242604	9162	8/8/02	\$275,000	1130	710	7	1989	3	7488	N	N	14407 82ND AV NE
001	376800	0410	7/22/03	\$240,000	1130	530	7	1967	3	9090	N	N	8253 NE 145TH ST
001	357980	0245	6/19/03	\$271,000	1140	1100	7	1962	4	8775	N	N	7419 NE 145TH PL
001	357980	0295	3/27/03	\$247,000	1140	410	7	1959	3	9500	N	N	7313 NE 145TH PL
001	117270	0170	9/11/03	\$255,000	1140	510	7	1992	3	9059	N	N	16103 82ND PL NE
001	563150	0101	1/23/02	\$189,500	1140	0	7	1981	3	9600	N	N	15302 81ST AV NE
001	769630	0020	8/9/02	\$242,000	1150	0	7	1974	4	7210	N	N	8023 NE 143RD ST
001	357980	0390	7/23/02	\$266,000	1150	1140	7	1962	4	9840	N	N	7440 NE 145TH PL
001	769630	0220	6/27/03	\$220,000	1150	0	7	1974	3	7200	N	N	14223 81ST AV NE
001	357980	0455	4/29/03	\$290,000	1160	450	7	1962	3	9600	N	N	7322 NE 143RD ST
001	242604	9163	10/6/03	\$258,000	1160	390	7	1989	3	8112	N	N	14409 82ND AV NE
001	357990	0070	9/18/02	\$246,000	1160	430	7	1962	3	9080	N	N	7409 NE 143RD ST
001	357990	0100	11/26/02	\$250,000	1160	620	7	1962	3	8800	N	N	7435 NE 143RD ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	358110	0130	4/15/03	\$217,900	1160	0	7	1967	3	7446	N	N	8240 NE 142ND ST
001	242604	9163	2/5/02	\$250,000	1160	390	7	1989	3	8112	N	N	14409 82ND AV NE
001	770850	0100	7/7/03	\$220,500	1180	0	7	1969	3	7455	N	N	14130 80TH AV NE
001	358100	0280	7/17/02	\$220,000	1180	0	7	1963	4	7260	N	N	7347 NE 140TH ST
001	770850	0010	9/22/03	\$216,000	1180	0	7	1969	4	8100	N	N	8024 NE 141ST ST
001	327573	0240	4/9/02	\$232,500	1180	460	7	1974	3	8584	N	N	8019 NE 130TH PL
001	357980	0040	8/14/02	\$218,500	1180	1140	7	1961	3	13600	N	N	14556 75TH AV NE
001	358100	0080	8/23/02	\$177,000	1180	0	7	1963	3	9650	N	N	7322 NE 140TH PL
001	111270	0070	9/23/03	\$289,000	1190	580	7	1979	3	10000	N	N	14123 81ST PL NE
001	357980	0405	6/14/03	\$261,000	1190	1110	7	1961	3	10880	N	N	7414 NE 145TH PL
001	357970	0100	2/25/03	\$224,800	1190	360	7	1962	3	10750	N	N	14323 73RD AV NE
001	639600	0315	12/2/03	\$374,950	1200	360	7	1994	3	5729	N	N	8003 NE 125TH ST
001	132604	9148	7/22/03	\$286,500	1200	850	7	1957	3	10000	N	N	15525 74TH AV NE
001	254083	0050	9/26/03	\$282,555	1200	420	7	1986	3	7080	N	N	14001 82ND PL NE
001	132604	9196	5/13/02	\$223,000	1200	0	7	1955	4	7800	N	N	15513 74TH AV NE
001	254083	0030	6/12/02	\$279,888	1200	420	7	1986	3	7405	N	N	14031 82ND PL NE
001	376800	0140	8/22/02	\$214,000	1200	0	7	1968	3	7000	N	N	14433 83RD PL NE
001	563150	0278	4/1/02	\$230,000	1200	0	7	1986	3	10360	N	N	8003 NE 147TH ST
001	418980	0040	7/3/02	\$233,000	1220	0	7	1965	3	11772	N	N	8301 NE 148TH PL
001	242604	9160	4/25/03	\$250,950	1220	0	7	1989	3	8274	N	N	14411 82ND AV NE
001	376330	0010	2/12/03	\$254,900	1220	740	7	1959	4	9900	N	N	12823 81ST AV NE
001	769630	0160	11/4/02	\$218,500	1220	0	7	1972	4	7875	N	N	14214 81ST AV NE
001	364910	0320	7/23/03	\$234,500	1220	0	7	1950	5	10000	N	N	7505 NE 155TH ST
001	364910	0661	11/4/02	\$270,000	1230	580	7	1978	3	11761	N	N	7109 NE 149TH CT
001	327573	0150	2/7/02	\$267,500	1230	600	7	1973	3	7410	N	N	7911 NE 130TH ST
001	364910	0264	7/21/03	\$293,500	1230	510	7	1989	3	18000	N	N	15339 75TH AV NE
001	804560	0110	8/21/02	\$252,000	1230	810	7	1979	3	9380	N	N	7234 NE 152ND PL
001	894630	0010	3/7/03	\$235,000	1240	0	7	1952	3	8791	N	N	16607 72ND AV NE
001	895050	0100	3/20/02	\$262,500	1240	580	7	1981	3	9912	N	N	15947 82ND PL NE
001	364910	0388	1/2/02	\$230,950	1240	570	7	1977	3	12632	N	N	7520 NE 148TH ST
001	562840	0040	9/19/02	\$221,500	1240	0	7	1964	4	9794	N	N	7236 NE 153RD ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	117270	0120	6/3/02	\$231,500	1240	0	7	1992	3	5390	N	N	8129 NE 161ST PL
001	117270	0050	1/15/02	\$218,000	1240	0	7	1992	3	5077	N	N	8134 NE 161ST PL
001	358100	0320	1/9/02	\$260,000	1250	0	7	1966	4	8814	N	N	14004 75TH AV NE
001	321120	0110	9/8/03	\$215,000	1250	0	7	1970	3	7210	N	N	14210 76TH PL NE
001	321120	0340	6/21/02	\$224,900	1250	0	7	1971	4	7875	N	N	7710 NE 142ND CT
001	321120	0170	1/11/02	\$200,000	1250	0	7	1973	3	6270	N	N	14248 76TH PL NE
001	242604	9112	6/26/03	\$234,000	1250	370	7	1963	4	15681	N	N	7840 NE 141ST ST
001	563150	0197	10/28/03	\$276,500	1260	750	7	1977	3	8874	N	N	8122 NE 145TH PL
001	111270	0060	10/17/02	\$240,000	1260	0	7	1979	3	12750	N	N	14127 81ST PL NE
001	327574	0010	12/24/03	\$300,000	1270	440	7	1977	3	11340	N	N	12933 79TH PL NE
001	563150	0364	10/13/03	\$252,167	1270	0	7	1955	4	15000	N	N	8021 NE 155TH ST
001	357970	0090	10/24/02	\$225,000	1270	850	7	1959	3	16270	N	N	14337 73RD AV NE
001	659950	0160	12/22/02	\$269,000	1280	570	7	1974	3	8000	N	N	14139 76TH PL NE
001	563150	0750	3/3/03	\$219,950	1280	0	7	1985	3	25900	N	N	15715 76TH PL NE
001	321121	0110	3/13/02	\$227,950	1290	0	7	1972	4	6085	N	N	14414 79TH PL NE
001	770850	0050	6/21/02	\$250,000	1300	0	7	1969	3	8520	N	N	8017 NE 141ST PL
001	562840	0080	2/24/03	\$260,000	1300	500	7	1959	3	9800	N	N	7217 NE 153RD ST
001	769630	0150	8/19/02	\$205,000	1300	0	7	1972	4	8100	N	N	14204 81ST AV NE
001	242604	9098	3/13/03	\$299,950	1310	650	7	1961	4	18730	N	N	7718 NE 143RD ST
001	364910	0129	3/19/03	\$240,000	1310	0	7	1987	3	8995	N	N	15211 71ST PL NE
001	254083	0020	7/8/02	\$279,500	1310	320	7	1986	3	6449	N	N	14037 82ND PL NE
001	358090	0090	5/23/02	\$215,000	1310	0	7	1962	3	9855	N	N	14151 75TH AV NE
001	254083	0120	9/16/03	\$261,000	1310	320	7	1986	3	7476	N	N	8218 NE 140TH PL
001	358270	0110	2/15/02	\$228,900	1310	1150	7	1968	3	7577	N	N	15908 JUANITA DR NE
001	563450	0195	7/26/03	\$258,000	1320	0	7	1975	3	14442	N	N	7812 NE 165TH ST
001	327573	0260	4/23/02	\$239,950	1320	0	7	1973	3	9680	N	N	13003 81ST AV NE
001	376800	0130	9/4/03	\$226,000	1320	0	7	1967	3	8560	N	N	14434 83RD PL NE
001	563450	0254	11/15/02	\$180,000	1320	0	7	1969	3	9631	N	N	16715 79TH PL NE
001	327574	0180	12/20/02	\$275,000	1330	350	7	1977	3	7878	N	N	12904 79TH PL NE
001	376330	0040	1/21/03	\$235,950	1330	0	7	1956	3	9900	N	N	12846 81ST AV NE
001	712000	0210	11/14/03	\$225,000	1340	0	7	1989	3	5995	N	N	14915 81ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	712000	0010	2/27/03	\$237,000	1340	0	7	1990	3	4806	N	N	14910 78TH AV NE
001	712000	0110	8/28/03	\$220,000	1340	0	7	1990	3	4888	N	N	7921 NE 150TH ST
001	563150	1323	8/27/03	\$185,000	1340	0	7	1968	3	13560	N	N	8024 NE 155TH ST
001	563150	0643	10/22/02	\$283,200	1350	680	7	1959	4	23429	N	N	15936 76TH PL NE
001	563150	0273	4/12/02	\$236,000	1350	0	7	1986	3	10360	N	N	8002 NE 147TH ST
001	563150	0626	2/20/02	\$239,900	1350	880	7	1958	3	10825	N	N	15722 76TH PL NE
001	563150	1275	6/24/02	\$365,000	1360	590	7	1991	3	115893	N	N	15915 81ST PL NE
001	563150	1275	1/16/03	\$365,000	1360	590	7	1991	3	115893	N	N	15915 81ST PL NE
001	563150	1038	2/8/02	\$232,900	1370	600	7	1962	4	11555	N	N	8112 NE 155TH ST
001	563450	0891	10/7/02	\$180,000	1380	0	7	1940	3	9251	N	N	6809 NE 166TH CT
001	895050	0190	9/3/03	\$291,900	1390	200	7	1961	3	9088	N	N	15918 82ND PL NE
001	563150	0530	7/27/03	\$397,500	1390	980	7	1992	3	111513	N	N	14911 78TH AV NE
001	563450	0300	3/19/02	\$193,500	1390	0	7	1955	3	9882	N	N	16552 79TH PL NE
001	563450	0035	10/1/03	\$237,000	1390	780	7	1979	3	11775	N	N	7209 NE 165TH CT
001	364910	0246	3/5/03	\$215,000	1400	0	7	1960	3	10800	N	N	7325 NE 155TH ST
001	795480	0100	1/28/03	\$204,950	1420	0	7	1970	3	7980	N	N	14234 79TH AV NE
001	769630	0100	11/11/02	\$189,500	1420	0	7	1973	3	7526	N	N	14237 82ND AV NE
001	242604	9059	8/18/03	\$256,500	1440	0	7	1978	3	7840	N	N	7706 NE 143RD ST
001	712000	0050	8/8/03	\$232,500	1440	0	7	1990	3	5498	N	N	7819 NE 150TH ST
001	358110	0290	11/1/03	\$239,900	1450	0	7	1967	3	7425	N	N	14129 83RD PL NE
001	364910	0686	7/7/03	\$279,500	1460	1210	7	1959	3	7404	N	N	15029 70TH AV NE
001	381980	0440	4/7/03	\$220,000	1470	0	7	1986	4	10800	N	N	7635 NE 140TH PL
001	132604	9130	10/20/03	\$415,000	1480	800	7	1961	3	48788	N	N	15605 72ND AV NE
001	364910	0220	8/7/03	\$286,000	1490	0	7	1994	3	10000	N	N	15326 72ND AV NE
001	321120	0480	9/17/03	\$214,950	1540	0	7	1971	3	7700	N	N	7817 NE 142ND PL
001	712000	0030	3/21/03	\$246,500	1540	0	7	1990	3	6829	N	N	7807 NE 150TH ST
001	639600	0012	4/15/03	\$327,500	1551	0	7	1996	3	5748	N	N	12529 80TH PL NE
001	327573	0130	9/22/03	\$270,000	1560	0	7	1974	3	7600	N	N	12939 79TH PL NE
001	327573	0130	2/6/02	\$259,000	1560	0	7	1974	3	7600	N	N	12939 79TH PL NE
001	357980	0141	7/10/02	\$380,000	1570	1100	7	1996	3	10010	N	N	14415 75TH AV NE
001	563150	0756	12/18/03	\$248,000	1570	570	7	1961	3	23950	N	N	15725 76TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	384070	0561	8/5/02	\$277,000	1570	700	7	1968	4	12600	N	N	8116 NE 126TH PL
001	242604	9187	10/2/03	\$359,950	1580	990	7	2003	3	10470	N	N	8010 NE 143RD ST
001	242604	9041	10/22/03	\$344,950	1580	990	7	2003	3	6448	N	N	8016 NE 143RD ST
001	242604	9186	8/11/03	\$339,500	1580	990	7	2003	3	6416	N	N	10508 NE 137TH PL
001	242604	9185	8/11/03	\$334,950	1580	990	7	2003	3	4511	N	N	8014 NE 143RD ST
001	117270	0040	2/25/02	\$255,000	1610	0	7	1992	3	4805	N	N	8128 NE 161ST PL
001	563150	1032	3/6/02	\$250,000	1610	0	7	1994	3	8910	N	N	8331 NE 156TH ST
001	562830	0015	11/21/03	\$256,000	1640	0	7	1959	3	9750	N	N	7420 NE 156TH ST
001	358100	0290	6/3/02	\$240,000	1650	0	7	1963	3	7263	N	N	7355 NE 140TH ST
001	364910	0057	7/10/03	\$240,000	1650	0	7	1954	4	13040	N	N	6840 NE 153RD PL
001	364910	0057	10/24/02	\$227,900	1650	0	7	1954	4	13040	N	N	6840 NE 153RD PL
001	364910	0255	3/11/02	\$225,000	1660	0	7	1980	3	15000	N	N	7411 NE 155TH ST
001	639600	0240	5/15/02	\$299,750	1670	0	7	1993	3	5024	N	N	8134 NE 125TH ST
001	561210	0005	9/16/02	\$245,000	1680	0	7	1960	3	10234	N	N	7258 NE 156TH ST
001	563450	0172	8/12/02	\$238,000	1690	0	7	1969	3	10720	N	N	7805 NE 167TH ST
001	384070	0003	9/15/02	\$250,000	1700	0	7	1978	3	18900	N	N	13133 84TH AV NE
001	135730	0030	10/23/03	\$264,150	1750	0	7	1977	3	7102	N	N	7840 NE 145TH ST
001	381980	0430	8/1/03	\$220,000	1750	0	7	1986	3	10800	N	N	7643 NE 140TH PL
001	639600	0070	11/2/02	\$285,000	1760	0	7	1993	3	5682	N	N	12531 81ST PL NE
001	384070	0056	8/29/03	\$275,000	1790	1260	7	1956	3	12600	N	N	8205 NE 132ND ST
001	563450	0200	6/21/02	\$269,950	1810	0	7	1974	3	14881	N	N	16503 78TH PL NE
001	242604	9174	1/21/02	\$274,000	1840	0	7	1993	3	10500	N	N	8019 NE 145TH ST
001	563150	0425	6/20/03	\$275,000	1880	0	7	1967	5	19812	N	N	15110 78TH AV NE
001	639600	0190	6/5/03	\$325,000	1890	0	7	1994	3	5475	N	N	8022 NE 125TH ST
001	381980	0230	12/12/02	\$265,000	1900	0	7	1968	4	10800	N	N	7652 NE 140TH PL
001	358210	0030	11/13/03	\$310,000	1920	0	7	1994	3	6014	N	N	7122 NE 165TH PL
001	358210	0040	7/15/02	\$292,500	1920	0	7	1994	3	6011	N	N	7118 NE 165TH PL
001	135790	0030	6/11/03	\$326,000	1934	0	7	1996	3	5003	N	N	8218 NE 125TH CT
001	639600	0021	9/16/03	\$332,500	1940	0	7	1995	3	5714	N	N	12517 80TH PL NE
001	376330	0030	9/30/03	\$267,500	1940	0	7	1961	4	9180	N	N	12859 81ST AV NE
001	135790	0040	11/27/02	\$320,000	1944	0	7	1996	3	5001	N	N	8224 NE 125TH CT

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Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	357970	0072	3/25/03	\$265,000	1990	0	7	1997	3	9001	N	N	7052 NE 145TH ST
001	135730	0200	12/12/03	\$280,000	2040	0	7	1977	4	6739	N	N	14513 78TH PL NE
001	357980	0225	2/4/03	\$270,000	2070	0	7	1959	4	10560	N	N	14505 75TH AV NE
001	563150	1105	3/12/03	\$345,000	2140	0	7	1989	3	25000	N	N	16004 81ST PL NE
001	639600	0100	11/22/02	\$330,000	2290	0	7	1993	3	5762	N	N	12520 81ST PL NE
001	358100	0330	11/5/02	\$262,000	2300	0	7	1964	4	7440	N	N	14006 75TH AV NE
001	364910	0332	4/8/02	\$290,000	2350	0	7	2001	3	3276	N	N	7518 NE 153RD PL
001	358210	0010	5/14/03	\$369,000	2480	0	7	1990	3	10272	N	N	16525 72ND AV NE
001	358100	0270	12/2/02	\$259,644	2580	0	7	1983	4	7257	N	N	7339 NE 140TH ST
001	364910	0335	10/29/02	\$360,000	2780	0	7	2001	3	4800	N	N	7524 NE 153RD ST
001	384070	0751	4/21/03	\$500,000	3340	0	7	2000	3	9315	N	N	12454 JUANITA DR NE
001	364910	0309	11/8/02	\$282,000	1060	150	8	1959	3	12800	N	N	14840 74TH PL NE
001	254080	0240	11/3/03	\$275,000	1210	500	8	1978	4	8160	N	N	13311 79TH PL NE
001	254080	0170	7/13/03	\$270,000	1320	590	8	1978	4	7920	N	N	13426 79TH PL NE
001	364910	0631	9/11/03	\$275,000	1330	580	8	1978	3	12000	N	N	14837 72ND PL NE
001	364910	0631	3/29/02	\$229,400	1330	580	8	1978	3	12000	N	N	14837 72ND PL NE
001	364910	0585	8/14/02	\$244,000	1350	0	8	1978	4	12632	N	N	14711 70TH CT NE
001	364910	0587	10/18/02	\$240,000	1390	0	8	1977	3	11325	N	N	14720 70TH CT NE
001	242604	9141	3/14/03	\$236,000	1390	0	8	1979	3	8712	N	N	8011 NE 141ST ST
001	254080	0120	2/24/03	\$259,950	1390	480	8	1977	4	6820	N	N	7814 NE 135TH PL
001	025120	0360	10/16/03	\$268,000	1440	0	8	1980	4	7200	N	N	14048 80TH AV NE
001	364910	0613	7/29/03	\$269,000	1440	1030	8	1977	4	10890	N	N	7127 NE 147TH PL
001	132604	9187	7/10/02	\$339,000	1450	1450	8	1979	3	10588	Y	N	15909 71ST AV NE
001	358280	0025	4/30/02	\$285,000	1460	760	8	1960	3	10360	N	N	7007 NE 155TH PL
001	364910	0215	8/23/02	\$251,550	1470	0	8	1959	3	15110	N	N	15330 72ND AV NE
001	364910	0650	8/4/03	\$310,000	1490	740	8	1963	3	15000	N	N	14855 72ND PL NE
001	563150	1295	6/20/02	\$289,000	1500	1080	8	1989	3	14000	N	N	15709 81ST AV NE
001	364910	0305	4/21/03	\$233,000	1500	0	8	1955	3	10880	N	N	15003 75TH AV NE
001	242604	9164	11/17/03	\$296,000	1570	0	8	1991	3	8361	N	N	14431 82ND AV NE
001	242604	9168	10/15/03	\$255,000	1570	0	8	1991	3	7200	N	N	8111 NE 145TH ST
001	083700	0090	1/24/03	\$265,000	1600	0	8	1989	3	7055	N	N	7204 NE 149TH PL

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Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	242604	9038	6/24/03	\$275,000	1620	0	8	1991	3	8154	N	N	14429 82ND AV NE
001	254080	0150	12/5/03	\$305,000	1630	700	8	1978	4	8686	N	N	13436 79TH PL NE
001	357900	0240	7/16/02	\$375,000	1630	0	8	1980	3	13561	Y	N	7075 NE 163RD ST
001	132604	9155	6/3/02	\$370,540	1640	900	8	1979	3	15914	Y	N	15631 72ND AV NE
001	358280	0010	6/19/03	\$365,000	1670	1400	8	1977	4	10025	N	N	7033 NE 155TH PL
001	135790	0020	11/15/02	\$280,900	1680	0	8	1985	3	5160	N	N	8210 NE 125TH CT
001	083700	0160	11/18/03	\$300,000	1700	1350	8	1978	3	7125	N	N	7231 NE 150TH ST
001	556950	0007	4/22/03	\$415,000	1750	860	8	2000	3	15789	N	N	15833 76TH PL NE
001	083702	0150	11/11/03	\$332,000	1790	0	8	1989	3	6000	N	N	14906 73RD AV NE
001	025120	0330	6/26/03	\$272,000	1790	0	8	1980	4	7254	N	N	8018 NE 140TH PL
001	639600	0330	2/10/03	\$325,000	1802	0	8	1996	3	16700	N	N	7909 NE 125TH ST
001	254080	0180	5/1/02	\$265,000	1820	0	8	1978	4	7920	N	N	13420 79TH PL NE
001	357900	0370	11/18/02	\$279,000	1830	0	8	1985	3	7943	N	N	6914 NE 163RD ST
001	254080	0320	9/30/02	\$280,000	1850	0	8	1978	4	6489	N	N	7811 NE 135TH PL
001	357820	0040	8/27/03	\$307,000	1860	0	8	1997	3	4026	N	N	7839 NE 148TH ST
001	357820	0010	5/24/02	\$304,950	1863	0	8	1998	3	5088	N	N	7817 NE 148TH ST
001	025120	0180	7/3/03	\$282,000	1880	0	8	1979	4	7056	N	N	14009 81ST PL NE
001	639600	0333	10/18/02	\$330,500	1934	0	8	1997	3	5644	N	N	7915 NE 125TH ST
001	639600	0353	9/5/03	\$329,500	1934	0	8	1997	3	5188	N	N	7835 NE 125TH ST
001	563150	0281	11/13/02	\$355,000	1940	0	8	1992	3	23560	N	N	14611 81ST AV NE
001	214070	0020	2/5/02	\$320,000	1940	0	8	1996	3	7511	N	N	7214 NE 147TH PL
001	358270	0060	1/17/03	\$300,000	1970	0	8	1998	3	8700	N	N	6825 NE 159TH ST
001	357820	0020	5/13/03	\$290,000	1990	0	8	1998	3	4739	N	N	7827 NE 148TH ST
001	563150	1070	9/15/03	\$300,000	2000	0	8	1984	3	11200	N	N	8103 NE 158TH ST
001	384070	0015	12/11/02	\$335,000	2000	0	8	1998	3	9701	N	N	13109 84TH AV NE
001	185320	0240	5/1/03	\$353,000	2010	0	8	1998	3	5203	N	N	8202 NE 124TH PL
001	242604	9053	8/28/02	\$330,000	2030	0	8	1999	3	5829	N	N	14316 81ST CT NE
001	730840	0010	12/18/03	\$322,950	2050	0	8	2002	3	4505	N	N	15504 73RD PL NE
001	242604	9045	3/24/03	\$335,500	2060	0	8	1997	3	5571	N	N	14438 81ST AV NE
001	563150	0346	1/2/03	\$290,000	2070	0	8	1986	3	37482	N	N	14826 78TH AV NE
001	242604	9180	1/15/03	\$327,500	2074	0	8	1997	3	4900	N	N	14426 81ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	214070	0050	5/20/02	\$325,000	2080	0	8	1997	3	7081	N	N	7234 NE 147TH PL
001	357900	0570	11/22/02	\$310,000	2090	0	8	1987	3	8632	N	N	7012 NE 164TH ST
001	357820	0050	11/1/02	\$302,000	2090	0	8	1999	3	3636	N	N	7847 NE 148TH ST
001	753985	0170	7/1/03	\$339,950	2110	0	8	1976	3	7490	N	N	13008 81ST AV NE
001	358220	0100	8/28/02	\$290,000	2110	0	8	1989	3	8638	N	N	7102 NE 168TH ST
001	730840	0040	8/19/02	\$351,500	2130	0	8	2002	3	6055	N	N	15520 73RD PL NE
001	730840	0050	9/23/02	\$353,000	2130	0	8	2003	3	5738	N	N	15517 73RD PL NE
001	381980	0550	6/24/03	\$420,000	2136	900	8	2001	3	10800	N	N	7720 NE 140TH ST
001	083701	0030	12/6/02	\$355,000	2140	850	8	2001	3	7700	N	N	14804 72ND PL NE
001	357900	0010	1/22/03	\$295,000	2150	0	8	1988	3	9266	N	N	16004 70TH AV NE
001	381980	0560	3/1/02	\$359,950	2160	900	8	2001	3	10800	N	N	7728 NE 140TH ST
001	083701	0080	9/4/03	\$320,000	2190	0	8	1980	3	8008	N	N	7208 NE 148TH PL
001	753985	0140	8/6/03	\$300,000	2200	0	8	1977	3	5720	N	N	13009 82ND AV NE
001	083700	0100	10/24/02	\$300,000	2200	0	8	1978	3	8625	N	N	14910 72ND PL NE
001	083700	0050	6/3/03	\$292,430	2200	0	8	1978	3	9000	N	N	7225 NE 149TH PL
001	730840	0030	5/13/02	\$346,000	2200	0	8	2002	3	4532	N	N	15518 83RD PL NE
001	325948	0060	4/24/02	\$324,400	2230	0	8	2002	3	4906	N	N	8033 NE 131ST CT
001	563450	0161	4/4/03	\$353,000	2241	0	8	1997	3	7509	N	N	7703 NE 167TH ST
001	730840	0060	11/11/02	\$346,000	2250	0	8	2003	3	4613	N	N	15505 73RD PL NE
001	325948	0040	12/2/02	\$337,900	2290	0	8	2002	3	3547	N	N	8023 NE 131ST CT
001	254080	0380	4/9/03	\$250,000	2300	0	8	1977	4	8840	N	N	13320 78TH PL NE
001	242604	9184	9/4/03	\$369,950	2370	0	8	1999	3	8515	N	N	14330 81ST CT NE
001	563150	0190	2/3/03	\$381,950	2370	0	8	2002	3	6923	N	N	14520 81ST CT NE
001	364910	0180	12/20/02	\$420,000	2380	0	8	1984	3	12211	N	N	7348 NE 150TH ST
001	325948	0090	12/5/02	\$341,950	2380	0	8	2002	3	4880	N	N	8028 NE 131ST CT
001	325948	0080	5/14/02	\$340,900	2380	0	8	2002	3	4578	N	N	8032 NE 131ST CT
001	915990	0060	3/20/03	\$389,950	2400	0	8	2003	3	6387	N	N	6826 NE 161ST ST
001	563150	0868	10/16/03	\$405,000	2400	700	8	1996	3	15842	N	N	7410 NE 163RD ST
001	113761	0010	6/13/03	\$353,000	2420	0	8	1995	3	5949	N	N	7804 NE 147TH ST
001	915990	0070	6/30/03	\$389,950	2420	0	8	2003	3	6128	N	N	6904 NE 161ST ST
001	563150	0505	7/25/02	\$399,000	2440	0	8	2002	3	28405	N	N	15125 78TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	214070	0090	7/15/02	\$365,000	2460	0	8	1997	3	10168	N	N	14817 74TH PL NE
001	113761	0120	6/13/02	\$350,000	2460	0	8	1998	3	6827	N	N	7825 NE 147TH ST
001	325948	0140	8/6/02	\$359,900	2460	0	8	2002	3	4093	N	N	8004 NE 131ST CT
001	563450	0247	6/4/03	\$405,000	2470	0	8	2002	3	12052	N	N	7709 NE 170TH ST
001	563150	0186	11/5/02	\$385,000	2470	0	8	2002	3	6923	N	N	14519 81ST CT NE
001	364910	0149	2/26/02	\$272,500	2510	0	8	1965	3	20000	N	N	15311 72ND AV NE
001	325948	0050	10/29/02	\$366,222	2520	0	8	2002	3	3451	N	N	8029 NE 131ST CT
001	325948	0010	5/14/02	\$340,900	2520	0	8	2002	3	4456	N	N	8005 NE 131ST CT
001	325948	0030	3/13/02	\$321,900	2520	0	8	2002	3	3843	N	N	8017 NE 131ST CT
001	364910	0330	11/25/03	\$380,000	2530	0	8	1999	3	29900	N	N	7531 NE 155TH ST
001	915990	0030	12/6/02	\$385,000	2550	0	8	2003	3	6012	N	N	6819 NE 161ST ST
001	563150	0191	6/21/02	\$392,450	2550	0	8	2002	3	6677	N	N	14505 81ST CT NE
001	563150	0979	6/24/02	\$345,000	2550	0	8	1996	3	8258	N	N	8310 NE 161ST PL
001	563150	0192	3/21/03	\$383,950	2550	0	8	2002	3	6677	N	N	14504 81ST CT NE
001	753985	0010	3/12/02	\$290,000	2550	0	8	1977	3	9375	N	N	13119 82ND AV NE
001	915990	0020	9/6/02	\$415,950	2590	0	8	2003	3	6169	N	N	6831 NE 161ST ST
001	915990	0050	4/18/03	\$387,500	2590	0	8	2003	3	6110	N	N	6820 NE 161ST ST
001	325948	0020	3/25/02	\$334,900	2620	0	8	2002	3	4251	N	N	8011 NE 131ST CT
001	915990	0010	9/25/02	\$419,500	2710	0	8	2003	3	6529	N	N	6909 NE 161ST ST
001	364910	0348	8/19/03	\$379,900	2720	0	8	2003	3	5371	N	N	7533 NE 153RD PL
001	364910	0347	11/19/03	\$368,500	2720	0	8	2003	3	4500	N	N	7527 NE 153RD PL
001	357900	0080	11/8/02	\$299,500	2800	0	8	1981	3	8789	N	N	7044 NE 161ST ST
001	915990	0040	1/2/03	\$394,500	2860	0	8	2003	3	6738	N	N	6818 NE 161ST ST
001	364910	0345	4/25/03	\$378,600	2900	0	8	2003	3	5308	N	N	7523 NE 153RD PL
001	083702	0050	3/24/03	\$349,900	1450	900	9	1991	3	7304	N	N	14933 73RD AV NE
001	357900	0300	8/4/03	\$324,950	1530	900	9	1988	3	9123	Y	N	7054 NE 163RD ST
001	185320	0180	7/24/03	\$375,000	1920	0	9	1998	3	7216	N	N	12433 83RD PL NE
001	357900	0060	8/13/02	\$470,000	2030	1350	9	1988	3	8624	N	N	7060 NE 161ST ST
001	427660	0050	6/19/03	\$375,000	2130	0	9	2000	3	5500	N	N	8025 NE 162ND CT
001	357900	0760	5/6/03	\$350,000	2320	0	9	1988	3	9612	N	N	16021 70TH AV NE
001	364910	0674	10/20/03	\$374,950	2390	0	9	2003	3	7910	N	N	6837 NE 153RD PL

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Area 37
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	364910	0672	7/16/03	\$382,000	2400	0	9	2003	3	5866	N	N	6845 NE 153RD PL
001	563150	0254	9/24/03	\$385,000	2403	0	9	1999	3	6172	N	N	8012 NE 148TH LN
001	619050	0430	7/30/03	\$369,000	2480	0	9	1998	3	7690	N	N	7826 NE 150TH ST
001	384070	0489	10/9/02	\$435,900	2540	0	9	2000	3	7540	N	N	8318 NE 125TH PL
001	364910	0676	7/1/03	\$396,950	2590	0	9	2003	3	7910	N	N	6731 NE 153RD PL
001	384070	0482	8/8/03	\$456,500	2700	0	9	2000	3	7540	N	N	8300 E NE 125TH PL
001	384070	0487	8/15/03	\$475,000	2900	0	9	2000	3	7249	N	N	8226 NE 125TH PL
001	563150	1305	10/15/03	\$425,000	3040	0	9	1989	3	34329	N	N	15619 81ST AV NE
001	083702	0080	6/6/02	\$405,000	3050	1200	9	1985	3	7500	N	N	14923 73RD AV NE
001	132604	9185	10/1/03	\$730,000	3070	690	9	1979	4	65340	Y	N	16313 74TH AV NE
001	619050	0140	10/25/02	\$380,000	2160	0	10	1998	3	8012	N	N	8009 NE 152ND CT
001	619050	0080	2/25/02	\$416,000	2500	0	10	1998	3	8054	N	N	8028 NE 151ST CT
001	619050	0280	6/18/03	\$398,000	2590	0	10	1999	3	5631	N	N	15257 80TH AV NE
001	619050	0310	2/21/03	\$432,000	2700	0	10	1999	3	6989	N	N	15239 80TH AV NE
001	619050	0070	8/13/02	\$442,000	2850	0	10	1998	3	8062	N	N	8030 NE 151ST CT
001	619050	0320	5/22/03	\$457,500	2950	0	10	1998	3	6860	N	N	15229 80TH AV NE
002	563050	0420	5/8/03	\$259,000	910	0	6	1954	4	11510	N	N	14904 84TH AV NE
002	563050	0420	8/27/02	\$249,942	910	0	6	1954	4	11510	N	N	14904 84TH AV NE
002	192605	9099	5/22/02	\$207,200	1040	0	6	1961	4	11778	N	N	13420 89TH AV NE
002	807880	0230	4/18/02	\$259,950	1140	0	6	1918	4	7925	N	N	12405 93RD AV NE
002	375520	0220	10/3/03	\$231,500	1650	0	6	1960	3	9305	N	N	9670 NE 132ND ST
002	514510	0370	12/12/02	\$249,800	790	770	7	1969	4	7736	N	N	14035 90TH PL NE
002	514500	0250	11/13/02	\$227,950	790	770	7	1969	3	7788	N	N	8801 NE 140TH PL
002	289660	0190	7/21/03	\$274,900	820	300	7	1969	3	8502	N	N	9035 NE 137TH ST
002	113800	0700	7/17/02	\$239,500	830	520	7	1972	3	7890	N	N	9751 NE 124TH PL
002	113800	0230	10/17/03	\$246,000	840	830	7	1969	3	7200	N	N	9754 NE 127TH PL
002	113800	0790	6/11/02	\$233,779	860	500	7	1971	3	7245	N	N	9712 NE 124TH ST
002	113800	0790	2/18/03	\$230,000	860	500	7	1971	3	7245	N	N	9712 NE 124TH ST
002	375680	0010	7/7/03	\$222,000	880	0	7	1961	3	16949	N	N	8724 NE 134TH ST
002	358520	0010	6/9/03	\$235,000	880	0	7	1962	3	11310	N	N	12404 94TH AV NE
002	025110	0030	3/1/02	\$213,000	880	0	7	2002	4	4325	N	N	8408 NE 124TH ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	290950	0200	9/26/02	\$215,000	900	0	7	1971	3	6000	N	N	13749 93RD AV NE
002	667550	0133	8/28/03	\$209,500	900	0	7	1984	3	8374	N	N	8642 NE 141ST ST
002	514510	0210	6/28/02	\$180,500	910	0	7	1970	3	8306	N	N	14031 91ST PL NE
002	514510	0070	4/10/02	\$190,000	910	0	7	1971	4	8348	N	N	9046 NE 141ST ST
002	039530	0340	12/22/03	\$279,950	940	940	7	1965	3	11250	N	N	8605 NE 139TH ST
002	289660	0100	10/23/03	\$235,000	940	0	7	1969	3	7381	N	N	13734 91ST PL NE
002	563050	0102	12/11/02	\$220,000	950	0	7	1937	4	14500	N	N	14529 92ND AV NE
002	265100	0120	7/30/03	\$247,000	960	0	7	1968	3	9887	N	N	8815 NE 137TH PL
002	289661	0110	4/3/03	\$234,950	960	0	7	1970	3	7324	N	N	9118 NE 139TH ST
002	113802	0230	6/19/03	\$254,900	960	0	7	1970	4	6380	N	N	12403 95TH PL NE
002	509790	0390	11/25/02	\$234,000	960	0	7	1976	3	8232	N	N	8800 NE 137TH ST
002	358520	0070	9/17/03	\$230,000	970	0	7	1962	3	10588	N	N	12440 94TH AV NE
002	265110	0030	5/16/03	\$213,000	970	0	7	1969	3	7181	N	N	13712 90TH AV NE
002	358521	0230	2/4/03	\$219,000	970	690	7	1967	3	7345	N	N	8836 NE 138TH ST
002	289660	0040	4/8/03	\$221,000	980	0	7	1969	3	7189	N	N	13622 91ST PL NE
002	113800	0410	6/12/03	\$219,950	980	0	7	1969	3	6530	N	N	9755 NE 126TH PL
002	039530	0440	7/21/03	\$237,000	990	0	7	1965	3	11250	N	N	8630 NE 138TH ST
002	113802	0140	5/16/02	\$234,000	990	250	7	1969	3	9850	N	N	9454 NE 125TH PL
002	375500	0070	10/2/02	\$198,950	990	0	7	1965	3	10500	N	N	8448 NE 140TH ST
002	113800	0660	1/28/02	\$190,000	990	0	7	1972	3	6646	N	N	9760 124TH AV NE
002	113800	0360	9/12/03	\$226,000	1000	0	7	1969	3	6720	N	N	9760 NE 126TH PL
002	113800	0560	4/20/03	\$224,950	1000	0	7	1969	3	6410	N	N	9757 NE 125TH PL
002	113802	0090	3/14/03	\$219,950	1000	0	7	1969	3	6380	N	N	12502 95TH PL NE
002	192605	9095	8/8/03	\$251,950	1010	720	7	1968	3	10125	N	N	13403 90TH AV NE
002	856460	0060	3/19/02	\$215,000	1010	0	7	1966	3	10241	N	N	8554 NE 137TH PL
002	514510	0330	8/6/03	\$207,500	1010	0	7	1969	3	7428	N	N	14007 90TH PL NE
002	856460	0080	3/26/03	\$200,000	1010	0	7	1966	3	10229	N	N	8538 NE 137TH PL
002	563200	0070	7/24/02	\$239,950	1020	550	7	1962	3	7500	N	N	15439 85TH AV NE
002	113801	0160	5/19/03	\$224,500	1020	490	7	1974	3	7770	N	N	9726 NE 128TH ST
002	357811	0240	12/18/03	\$263,000	1030	580	7	1983	3	8797	N	N	14120 88TH PL NE
002	113801	0280	9/11/03	\$279,000	1040	530	7	1974	3	6935	N	N	12818 97TH AV NE

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Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	113801	0250	10/5/02	\$275,000	1040	250	7	1974	3	7900	N	N	12804 97TH AV NE
002	173610	0090	4/26/02	\$226,400	1040	0	7	1969	3	7490	N	N	12604 95TH PL NE
002	142020	0040	9/23/02	\$226,200	1040	0	7	1982	3	6815	N	N	12425 95TH AV NE
002	564900	0100	6/19/03	\$235,000	1040	360	7	1971	3	8510	Y	N	14011 98TH AV NE
002	229741	0010	11/13/03	\$244,000	1040	440	7	1976	3	7410	N	N	8803 NE 132ND ST
002	790537	0010	2/21/03	\$294,000	1050	500	7	1974	3	8400	N	N	13662 99TH AV NE
002	357811	0340	2/12/02	\$223,500	1050	0	7	1982	3	7709	N	N	14212 90TH AV NE
002	790537	0080	2/8/02	\$241,500	1050	500	7	1975	3	8075	N	N	13620 98TH AV NE
002	375510	0100	7/15/03	\$299,000	1060	340	7	1967	3	9600	N	N	8515 NE 136TH ST
002	790538	0200	1/8/02	\$305,000	1060	980	7	1972	3	7000	N	N	9315 NE 135TH LN
002	357480	0440	12/15/03	\$279,000	1060	170	7	1980	3	8777	N	N	8837 NE 144TH PL
002	375510	0530	5/20/02	\$254,000	1060	0	7	1966	3	9891	N	N	13240 85TH AV NE
002	039530	0320	11/15/02	\$242,000	1080	0	7	1964	3	11250	N	N	8441 NE 139TH ST
002	254150	0040	11/14/03	\$274,950	1080	790	7	1979	3	7713	N	N	9020 NE 138TH PL
002	192605	9178	3/24/03	\$250,950	1080	600	7	1978	3	7806	N	N	14025 90TH AV NE
002	173610	0020	5/6/02	\$212,000	1080	0	7	1969	3	8154	N	N	9411 NE 126TH PL
002	563200	0100	3/14/03	\$250,000	1080	440	7	1987	3	8200	N	N	15448 85TH AV NE
002	790538	0360	3/21/02	\$231,000	1080	670	7	1972	3	7300	N	N	9204 NE 134TH ST
002	514500	0120	7/10/03	\$285,000	1090	750	7	1968	3	7441	N	N	14006 89TH AV NE
002	113800	0750	5/16/03	\$219,950	1090	0	7	1975	3	7215	N	N	9777 NE 124TH PL
002	509790	0180	4/23/03	\$299,950	1100	0	7	1976	3	10403	N	N	13517 89TH PL NE
002	667550	0219	8/15/02	\$248,500	1100	0	7	1966	3	11200	N	N	8404 NE 141ST ST
002	790539	0070	11/17/03	\$330,000	1100	1060	7	1972	3	7474	Y	N	9523 NE 137TH ST
002	265110	0150	7/28/03	\$261,950	1100	580	7	1969	3	7972	N	N	13743 90TH PL NE
002	563250	0110	3/21/02	\$197,772	1100	0	7	1960	3	3220	N	N	9027 NE 147TH ST
002	173610	0160	3/14/02	\$220,000	1100	580	7	1969	3	8190	N	N	12615 95TH PL NE
002	861530	0080	9/12/03	\$282,000	1110	280	7	1983	3	6554	N	N	8729 NE 142ND ST
002	212541	0090	8/5/02	\$255,000	1110	0	7	1986	3	10974	N	N	9734 NE 141ST CT
002	212541	0080	3/24/03	\$235,000	1110	0	7	1986	3	6851	N	N	9738 NE 141ST CT
002	212540	0290	2/16/02	\$190,000	1110	0	7	1984	3	7225	N	N	9917 NE 140TH PL
002	212540	0170	4/20/03	\$325,000	1120	1100	7	1984	3	12337	Y	N	9621 NE 140TH CT

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Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	790538	0560	2/26/02	\$222,400	1120	600	7	1970	3	8800	N	N	13541 93RD AV NE
002	661991	0150	4/10/02	\$282,500	1130	720	7	1975	3	7426	Y	N	12511 89TH CT NE
002	856450	0130	11/14/02	\$272,250	1130	960	7	1962	3	10049	N	N	13706 87TH AV NE
002	212541	0030	7/16/03	\$255,000	1130	0	7	1987	3	8032	N	N	9719 NE 141ST CT
002	790537	0400	12/4/03	\$270,000	1130	800	7	1975	3	7500	N	N	9759 NE 134TH PL
002	254150	0090	5/9/03	\$251,500	1130	380	7	1979	3	7385	N	N	9009 NE 139TH ST
002	509790	0290	5/21/02	\$253,000	1130	530	7	1976	3	7565	N	N	13609 90TH AV NE
002	856450	0300	9/17/02	\$249,950	1130	780	7	1961	4	10187	N	N	8419 NE 137TH ST
002	509790	0250	7/17/03	\$277,000	1140	500	7	1976	3	7491	N	N	8911 NE 136TH ST
002	172750	0270	6/11/03	\$244,500	1140	0	7	1972	3	7140	N	N	9207 NE 133RD ST
002	861530	0090	12/30/02	\$255,000	1140	280	7	1983	3	7442	N	N	14144 87TH PL NE
002	357860	0066	7/30/03	\$249,000	1150	50	7	1959	3	9375	N	N	15755 SIMONDS RD NE
002	514510	0180	7/22/03	\$194,000	1150	0	7	1970	3	7486	N	N	14009 91ST PL NE
002	685500	0010	2/23/03	\$242,000	1160	0	7	1968	3	9315	N	N	9854 NE 139TH ST
002	509790	0130	4/15/03	\$300,000	1160	840	7	1977	3	7868	N	N	8807 NE 137TH ST
002	278360	0240	9/19/02	\$285,000	1160	490	7	1980	3	6630	N	N	12914 87TH AV NE
002	376305	0080	9/9/02	\$268,880	1160	260	7	1987	3	8074	N	N	9423 NE 129TH PL
002	509790	0150	2/18/03	\$260,000	1160	410	7	1977	3	8887	N	N	8829 NE 137TH ST
002	302605	9272	8/7/03	\$266,500	1160	350	7	1968	4	13200	N	N	12943 94TH AV NE
002	509790	0230	6/7/02	\$241,100	1160	390	7	1977	3	7853	N	N	13516 89TH PL NE
002	667550	0125	10/9/03	\$203,400	1170	0	7	1963	3	9562	N	N	8618 NE 141ST ST
002	375480	0040	9/2/03	\$269,950	1180	190	7	1963	3	9473	N	N	8611 NE 132ND PL
002	229740	0010	4/18/03	\$240,000	1180	570	7	1974	3	9000	N	N	13111 87TH AV NE
002	790538	0750	8/5/02	\$244,950	1190	600	7	1971	3	6497	N	N	9320 NE 135TH LN
002	172751	0010	3/10/03	\$262,500	1190	540	7	1974	3	6673	N	N	12531 87TH PL NE
002	302605	9317	11/7/02	\$264,500	1190	860	7	1980	3	7380	N	N	9507 NE 128TH ST
002	667550	0076	2/13/02	\$234,500	1190	0	7	1990	3	9104	N	N	8617 NE 142ND ST
002	790538	0430	12/20/02	\$227,000	1190	1080	7	1971	3	6210	N	N	13526 92ND PL NE
002	790537	0430	11/10/03	\$250,000	1200	620	7	1975	3	6500	N	N	9754 NE 134TH PL
002	790539	0420	12/9/02	\$256,500	1200	490	7	1977	3	7650	Y	N	9612 NE 136TH ST
002	229670	0050	4/29/02	\$316,950	1210	540	7	1969	3	8284	N	N	13311 91ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	229670	0570	5/30/03	\$299,500	1210	970	7	1969	3	8154	N	N	9038 NE 134TH ST
002	254086	0180	9/30/02	\$282,500	1210	300	7	1941	3	11116	N	N	8610 NE 124TH ST
002	564900	0200	11/3/03	\$228,000	1210	0	7	1971	3	8750	N	N	9911 NE 140TH ST
002	141970	0270	2/25/02	\$249,000	1210	0	7	1980	3	6760	N	N	9634 NE 129TH PL
002	229670	0260	9/26/02	\$268,000	1210	520	7	1969	3	8490	N	N	9037 NE 132ND PL
002	141970	0030	1/31/03	\$248,000	1210	330	7	1980	3	7800	N	N	9627 NE 129TH PL
002	229740	0250	10/10/03	\$291,500	1220	550	7	1976	3	7200	N	N	13032 87TH PL NE
002	229740	0300	8/29/03	\$271,500	1220	570	7	1974	3	8000	N	N	13106 87TH AV NE
002	229670	0800	12/12/02	\$237,000	1220	0	7	1968	3	7350	N	N	9019 NE 136TH ST
002	790539	0370	8/28/02	\$245,000	1220	410	7	1978	3	6960	N	N	9428 NE 138TH ST
002	229740	0020	4/26/02	\$264,500	1220	570	7	1974	3	7125	N	N	13105 87TH AV NE
002	229740	0160	12/12/03	\$250,000	1220	570	7	1975	3	10000	N	N	13033 87TH PL NE
002	542250	0220	6/6/02	\$277,000	1230	380	7	1973	3	7350	N	N	9211 NE 138TH PL
002	254085	0060	6/18/02	\$276,000	1230	440	7	1981	3	7904	N	N	12638 87TH PL NE
002	790539	0270	11/21/02	\$300,000	1230	400	7	1974	3	6800	Y	N	9411 NE 138TH ST
002	254085	0330	6/1/03	\$259,950	1230	480	7	1981	3	7328	N	N	8607 NE 126TH PL
002	856460	0010	1/6/03	\$233,750	1240	0	7	1967	3	9568	N	N	8724 NE 137TH PL
002	113800	0670	2/13/02	\$216,000	1240	0	7	1972	3	6585	N	N	9756 NE 124TH PL
002	113801	0200	12/26/02	\$250,000	1250	0	7	1972	3	7280	N	N	12824 97TH PL NE
002	375510	0470	6/9/03	\$237,500	1250	0	7	1966	3	9436	N	N	13223 86TH PL NE
002	357480	0580	3/22/02	\$236,000	1250	0	7	1980	3	8168	N	N	8800 NE 145TH ST
002	375500	0020	8/29/02	\$200,000	1250	0	7	1966	3	10500	N	N	8410 NE 140TH ST
002	254085	0350	2/15/02	\$225,000	1250	0	7	1986	3	7210	N	N	8619 NE 126TH PL
002	358521	0110	5/9/03	\$250,000	1260	0	7	1967	3	7350	N	N	13827 88TH AV NE
002	229670	0430	9/17/03	\$270,950	1260	450	7	1968	3	9167	N	N	13418 91ST PL NE
002	807880	0160	9/4/02	\$275,000	1260	310	7	1989	3	9000	N	N	12511 93RD AV NE
002	357810	0040	3/12/03	\$263,700	1260	370	7	1975	3	7481	N	N	14120 90TH AV NE
002	358521	0140	10/10/02	\$234,950	1260	0	7	1967	3	8076	N	N	13805 88TH AV NE
002	212100	0100	5/17/02	\$236,000	1260	0	7	1978	3	10843	N	N	8435 NE 144TH PL
002	357810	0040	6/21/02	\$255,000	1260	370	7	1975	3	7481	N	N	14120 90TH AV NE
002	229670	0760	4/18/02	\$235,000	1260	0	7	1968	3	7227	N	N	13510 90TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	358521	0130	3/19/02	\$216,950	1260	0	7	1967	3	7350	N	N	13813 88TH AV NE
002	229671	0100	7/11/03	\$279,950	1270	430	7	1969	3	8800	N	N	9053 NE 131ST PL
002	113800	0640	2/20/03	\$249,000	1270	0	7	1969	4	7215	N	N	9772 NE 124TH PL
002	563200	0110	3/25/02	\$232,000	1270	890	7	1961	3	9360	N	N	15456 85TH AV NE
002	290950	0130	11/10/03	\$259,000	1280	0	7	1971	3	6720	N	N	9206 NE 136TH PL
002	113800	0140	9/9/02	\$238,000	1290	0	7	1969	3	7302	N	N	12614 98TH AV NE
002	183070	0060	10/3/02	\$237,450	1290	340	7	1983	3	8715	N	N	8432 NE 131ST PL
002	790537	0390	9/26/02	\$305,000	1300	1040	7	1975	3	7200	N	N	9767 NE 134TH PL
002	113800	0270	11/20/02	\$226,500	1300	0	7	1969	3	7280	N	N	9763 NE 127TH PL
002	790538	0700	6/26/03	\$345,000	1310	640	7	1970	3	7384	Y	N	13613 94TH AV NE
002	290950	0270	5/21/03	\$275,000	1310	650	7	1970	3	9200	N	N	13703 94TH AV NE
002	542250	0190	10/3/02	\$275,000	1310	810	7	1975	3	5580	N	N	13819 92ND PL NE
002	563250	0040	4/17/02	\$232,000	1310	0	7	1960	3	9940	N	N	9020 NE 147TH ST
002	290950	0050	1/2/02	\$240,000	1310	260	7	1971	3	7300	N	N	9225 NE 136TH PL
002	172750	0150	4/19/03	\$295,000	1320	730	7	1972	3	6600	N	N	13230 94TH AV NE
002	514500	0170	12/4/03	\$254,950	1320	0	7	1967	3	7468	N	N	8737 NE 140TH ST
002	667550	0220	9/8/03	\$289,950	1320	1000	7	1979	3	9800	N	N	8412 NE 141ST ST
002	514500	0060	6/12/03	\$206,500	1320	0	7	1968	3	7433	N	N	8905 NE 141ST ST
002	212100	0240	5/20/03	\$251,000	1330	1090	7	1977	3	10464	N	N	8410 NE 143RD PL
002	039530	0230	12/16/03	\$265,950	1340	0	7	1966	3	8336	N	N	8711 NE 138TH ST
002	790538	0790	8/7/02	\$260,000	1340	250	7	1974	3	10240	Y	N	13517 95TH AV NE
002	113801	0640	4/23/02	\$250,000	1340	0	7	1974	4	8130	N	N	12754 98TH PL NE
002	667550	0101	8/14/02	\$225,950	1340	0	7	1969	3	9702	N	N	8442 NE 141ST ST
002	229740	0120	11/19/02	\$240,400	1350	0	7	1975	3	7236	N	N	13018 87TH AV NE
002	254085	0240	6/4/03	\$280,000	1360	0	7	1981	3	10014	N	N	12641 87TH PL NE
002	357480	1400	11/19/03	\$325,000	1370	1180	7	1987	3	7969	N	N	8611 NE 144TH ST
002	358520	0080	2/12/02	\$234,950	1370	0	7	1962	3	10588	N	N	12446 94TH AV NE
002	542251	0100	2/22/02	\$262,500	1380	550	7	1975	3	4275	N	N	9204 NE 139TH ST
002	141970	0120	2/22/02	\$236,000	1380	0	7	1980	3	7573	N	N	13008 96TH PL NE
002	302605	9245	10/9/03	\$308,000	1390	0	7	1967	4	9660	N	N	8440 NE 124TH ST
002	685510	0010	3/10/03	\$260,000	1390	400	7	1977	3	9563	N	N	9742 NE 139TH ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	254085	0300	5/6/03	\$262,950	1390	0	7	1981	3	7006	N	N	8606 NE 126TH PL
002	790537	0530	8/26/03	\$319,950	1400	300	7	1973	3	10075	N	N	9750 NE 135TH PL
002	375510	0320	3/14/03	\$285,000	1400	830	7	1964	3	11320	N	N	13234 86TH PL NE
002	790538	0740	1/8/02	\$239,950	1400	0	7	1971	3	10235	N	N	9314 NE 135TH LN
002	254085	0040	10/15/03	\$280,500	1400	510	7	1981	3	7804	N	N	12626 87TH PL NE
002	790537	0530	4/29/03	\$238,180	1400	300	7	1973	3	10075	N	N	9750 NE 135TH PL
002	856450	0210	2/6/03	\$239,500	1410	0	7	1961	3	10913	N	N	8635 NE 137TH ST
002	667550	0094	5/13/02	\$273,000	1410	350	7	1987	3	9104	N	N	8515 NE 142ND ST
002	790537	0130	5/21/02	\$250,300	1410	780	7	1977	3	7500	N	N	13500 98TH AV NE
002	229670	0770	4/11/03	\$282,290	1420	750	7	1968	3	7371	N	N	13518 90TH AV NE
002	142020	0080	5/17/02	\$251,500	1420	0	7	1982	3	7870	N	N	12402 95TH AV NE
002	254085	0220	6/26/02	\$265,000	1430	0	7	1986	3	7866	N	N	8623 NE 127TH ST
002	289660	0120	5/12/03	\$248,000	1440	0	7	1971	3	7800	N	N	9054 NE 137TH CT
002	790538	0550	4/5/02	\$257,000	1440	0	7	1977	3	7150	N	N	9115 NE 136TH ST
002	113801	0610	10/10/02	\$227,000	1440	0	7	1974	3	7262	N	N	12749 98TH PL NE
002	111900	0170	7/10/03	\$342,500	1460	420	7	1970	3	7200	N	N	13183 92ND AV NE
002	790538	0250	3/4/02	\$305,000	1460	1340	7	1972	3	7742	N	N	13464 92ND PL NE
002	358521	0270	3/14/03	\$243,000	1460	0	7	1967	3	8083	N	N	13804 88TH AV NE
002	229670	0620	11/22/02	\$245,000	1460	0	7	1968	3	7784	N	N	13432 90TH PL NE
002	111900	0110	9/30/03	\$299,500	1470	380	7	1970	3	10090	N	N	9220 NE 131ST PL
002	111900	0210	10/24/03	\$320,000	1500	1200	7	1974	3	6460	N	N	13176 92ND AV NE
002	667550	0033	5/29/03	\$287,500	1500	0	7	1997	3	7994	N	N	8532 NE 142ND ST
002	357480	1290	8/28/03	\$320,000	1510	1430	7	1987	3	9163	N	N	8618 NE 143RD ST
002	861530	0010	9/6/02	\$273,500	1530	0	7	1984	3	7499	N	N	14163 87TH PL NE
002	113800	0590	4/18/03	\$239,900	1540	0	7	1972	3	7215	N	N	9775 NE 125TH PL
002	807880	0060	5/22/02	\$284,950	1570	0	7	1989	3	7201	N	N	12434 93RD PL NE
002	212541	0160	7/12/02	\$346,000	1570	610	7	1987	3	9558	Y	N	14128 97TH AV NE
002	807880	0200	1/30/02	\$262,500	1570	0	7	1989	3	6514	N	N	12419 93RD PL NE
002	254085	0090	10/10/02	\$269,900	1580	400	7	1984	3	7286	N	N	12717 87TH CT NE
002	375520	0250	4/9/02	\$294,000	1600	0	7	1989	3	7793	N	N	13024 96TH PL NE
002	319100	0180	3/20/02	\$286,000	1600	0	7	1986	3	7696	N	N	12629 93RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	229740	0170	6/24/03	\$306,000	1600	800	7	1975	3	7373	N	N	13025 87TH PL NE
002	278360	0020	9/26/03	\$299,950	1600	940	7	1980	3	7347	N	N	12911 87TH AV NE
002	807880	0110	1/24/02	\$275,000	1620	0	7	1989	3	7201	N	N	12520 93RD PL NE
002	039530	0350	6/24/02	\$225,000	1620	0	7	1965	3	11250	N	N	8611 NE 139TH ST
002	790538	0220	3/15/02	\$345,000	1640	900	7	1977	3	10540	Y	N	9303 NE 135TH LN
002	807880	0090	8/21/03	\$309,950	1650	0	7	1989	3	7553	N	N	12510 93RD PL NE
002	375500	0080	5/24/03	\$260,000	1670	0	7	1965	3	10500	N	N	8608 NE 140TH ST
002	254085	0150	12/3/02	\$315,000	1680	0	7	1984	3	7370	N	N	12718 86TH PL NE
002	254085	0120	10/26/02	\$321,500	1680	0	7	1984	3	7539	N	N	12701 87TH CT NE
002	563050	0423	11/24/03	\$375,000	1680	990	7	1998	3	9040	N	N	14900 84TH AV NE
002	667550	0096	7/10/03	\$296,500	1690	0	7	1987	3	9104	N	N	8519 NE 142ND ST
002	192605	9096	12/15/03	\$275,000	1710	0	7	1961	4	10260	N	N	13412 89TH AV NE
002	807880	0140	8/22/02	\$289,950	1720	0	7	1989	3	7309	N	N	12519 93RD AV NE
002	289661	0230	10/27/03	\$280,000	1730	0	7	1971	4	8559	N	N	13737 91ST PL NE
002	212541	0260	6/6/02	\$269,000	1760	0	7	1987	3	10397	Y	N	9601 NE 141ST PL
002	172751	0110	4/21/03	\$270,000	1780	0	7	1974	3	7390	N	N	12514 87TH PL NE
002	254151	0040	5/8/02	\$267,500	1800	0	7	1986	3	7965	N	N	9021 NE 138TH PL
002	667550	0190	4/18/03	\$274,000	1810	0	7	1964	4	19108	N	N	8449 NE 141ST ST
002	790537	0200	11/1/02	\$266,000	1820	0	7	1972	3	7000	N	N	13400 98TH AV NE
002	357480	0570	11/18/03	\$271,000	1820	0	7	1980	4	7237	N	N	14452 88TH AV NE
002	113801	0380	1/29/02	\$245,000	1830	0	7	1974	3	9560	N	N	12817 96TH AV NE
002	790537	0510	9/3/03	\$278,000	1850	0	7	1975	3	5985	N	N	9757 NE 135TH PL
002	319100	0200	9/19/02	\$352,500	1860	0	7	1984	3	8566	Y	N	12649 93RD PL NE
002	807880	0040	10/15/03	\$315,000	1940	0	7	1989	3	7649	N	N	12426 93RD PL NE
002	667550	0040	8/22/02	\$266,750	1970	0	7	1966	3	10000	N	N	8616 NE 142ND ST
002	514500	0340	1/23/03	\$252,450	2100	0	7	1968	3	8047	N	N	8705 NE 141ST ST
002	542251	0030	11/21/02	\$310,000	2180	0	7	1976	3	7000	N	N	13926 93RD AV NE
002	542251	0070	1/29/02	\$270,000	2200	0	7	1976	3	8400	N	N	9222 NE 139TH ST
002	229670	0540	8/6/03	\$289,000	2210	0	7	1968	3	8435	N	N	13429 91ST PL NE
002	375520	0210	7/14/03	\$320,000	2280	0	7	1989	3	7450	N	N	13025 96TH PL NE
002	212100	0040	1/24/03	\$260,000	2310	0	7	1979	3	10464	N	N	8414 NE 144TH PL

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	357860	0072	3/22/02	\$280,000	2930	0	7	1963	3	14250	N	N	15810 84TH AV NE
002	357860	0070	1/6/03	\$433,000	3070	0	7	1999	3	11251	N	N	15816 84TH AV NE
002	563050	0240	4/6/03	\$447,500	3950	0	7	1956	4	60663	N	N	14557 88TH AV NE
002	357480	0390	8/26/02	\$285,000	1150	660	8	1978	3	7192	N	N	14441 88TH CT NE
002	357810	0010	12/27/02	\$260,000	1150	380	8	1977	3	6605	N	N	14104 90TH AV NE
002	357480	1460	8/5/02	\$254,950	1150	380	8	1979	3	10764	N	N	8725 NE 144TH ST
002	865173	0470	8/23/02	\$295,000	1220	960	8	1979	3	8400	N	N	14266 92ND PL NE
002	357480	1930	8/7/03	\$276,000	1220	540	8	1978	3	7770	N	N	14259 87TH CT NE
002	755830	0050	5/1/03	\$305,000	1220	730	8	1981	3	10053	Y	N	9712 NE 138TH PL
002	357480	0470	2/26/03	\$268,000	1230	600	8	1979	3	8233	N	N	8832 NE 144TH ST
002	357810	0020	10/2/02	\$287,500	1240	380	8	1977	3	6605	N	N	14108 90TH AV NE
002	357810	0230	11/27/02	\$290,000	1260	420	8	1975	3	7405	N	N	9117 NE 142ND WY
002	357480	1680	1/29/02	\$249,900	1290	490	8	1980	3	10493	N	N	14448 86TH PL NE
002	865171	0380	11/14/02	\$315,000	1310	840	8	1977	3	6800	N	N	9302 NE 141ST ST
002	755830	0140	12/19/03	\$320,000	1330	630	8	1981	3	15001	N	N	9727 NE 138TH PL
002	357480	1560	9/18/03	\$250,000	1330	460	8	1980	3	7378	N	N	14421 87TH AV NE
002	357480	1450	1/8/03	\$287,000	1340	590	8	1979	3	9468	N	N	8719 NE 144TH ST
002	865170	0120	7/22/02	\$304,000	1350	500	8	1975	3	9310	N	N	9417 NE 140TH ST
002	357480	0830	5/2/03	\$314,000	1360	980	8	1977	3	8267	N	N	14252 92ND AV NE
002	661990	0180	5/2/02	\$275,000	1360	440	8	1977	3	8960	N	N	12637 88TH PL NE
002	357480	0090	2/14/02	\$255,000	1360	890	8	1977	3	7945	N	N	8920 NE 144TH ST
002	865173	0210	11/20/02	\$280,000	1380	1090	8	1979	3	7500	N	N	14273 92ND PL NE
002	357480	1180	1/30/03	\$236,600	1390	0	8	1978	3	9542	N	N	9038 NE 143RD ST
002	357480	1280	7/31/03	\$255,000	1390	680	8	1978	3	8772	N	N	8624 NE 143RD ST
002	357480	0050	4/16/02	\$245,000	1400	520	8	1979	3	7482	N	N	14431 91ST AV NE
002	357480	0160	8/22/03	\$270,000	1420	0	8	1978	3	7830	N	N	14428 90TH CT NE
002	357480	1690	8/15/02	\$279,950	1420	0	8	1983	3	7198	N	N	14447 86TH PL NE
002	865171	0400	11/9/02	\$268,000	1440	0	8	1977	3	7350	N	N	14105 93RD AV NE
002	357480	1220	2/21/02	\$240,500	1440	440	8	1978	3	9660	N	N	9014 NE 143RD ST
002	630180	0090	4/28/03	\$303,000	1450	900	8	1991	3	8592	N	N	12813 86TH AV NE
002	357810	0070	2/27/02	\$255,000	1450	290	8	1976	3	8091	N	N	14115 91ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	630180	0110	7/1/02	\$290,500	1450	900	8	1991	3	7065	N	N	12816 86TH AV NE
002	942900	0010	4/26/02	\$342,950	1470	440	8	1993	3	7693	N	N	13139 86TH PL NE
002	302605	9342	10/21/03	\$339,900	1478	688	8	1991	3	9212	Y	N	9416 NE 130TH PL
002	357480	1250	9/24/02	\$312,000	1490	700	8	1978	3	10456	N	N	8710 NE 143RD ST
002	865172	0470	11/3/03	\$312,000	1500	390	8	1978	3	7200	N	N	9211 NE 142ND ST
002	865172	0490	4/18/03	\$279,000	1510	0	8	1977	3	7345	N	N	9223 NE 142ND ST
002	865171	0210	5/29/02	\$300,000	1510	1510	8	1977	3	13950	N	N	14054 95TH AV NE
002	357480	0850	1/17/02	\$288,500	1520	460	8	1978	3	8958	N	N	9205 NE 143RD PL
002	865171	0030	6/2/03	\$300,000	1530	470	8	1977	3	7560	N	N	14028 93RD AV NE
002	357811	0130	9/23/02	\$226,950	1540	0	8	1983	3	7550	N	N	14219 90TH AV NE
002	357480	0670	3/10/03	\$249,950	1550	0	8	1979	3	7913	N	N	8913 NE 144TH ST
002	865174	0160	10/17/02	\$282,000	1560	520	8	1979	3	7350	N	N	14028 92ND PL NE
002	865172	0100	2/8/02	\$309,300	1560	1000	8	1978	3	12798	Y	N	14216 95TH AV NE
002	865172	0120	2/4/02	\$279,000	1560	500	8	1978	3	11151	Y	N	14226 95TH AV NE
002	357480	0270	12/18/03	\$324,000	1590	490	8	1979	3	7409	N	N	14446 89TH PL NE
002	865173	0030	6/16/03	\$339,000	1600	1180	8	1979	3	10010	N	N	9318 NE 143RD ST
002	357810	0290	12/12/02	\$268,250	1600	0	8	1975	3	7260	N	N	14150 91ST CT NE
002	865173	0370	10/25/02	\$245,000	1600	0	8	1979	3	7000	N	N	14209 93RD AV NE
002	254086	0080	3/6/02	\$300,000	1600	870	8	1987	3	9235	N	N	12442 86TH PL NE
002	865174	0140	8/19/02	\$326,000	1610	1220	8	1979	3	7725	N	N	14016 92ND PL NE
002	865172	0320	7/8/03	\$317,500	1610	860	8	1979	3	7446	N	N	14221 95TH AV NE
002	357480	1540	7/18/03	\$260,000	1610	0	8	1980	3	8747	N	N	14416 87TH AV NE
002	070445	0040	5/7/03	\$315,000	1640	750	8	1993	3	16752	N	N	14520 86TH PL NE
002	865170	0170	8/26/02	\$325,000	1650	1130	8	1976	3	10680	N	N	9525 NE 140TH ST
002	865172	0130	4/17/02	\$265,000	1650	0	8	1978	3	8268	Y	N	14232 95TH AV NE
002	661991	0210	3/19/03	\$407,500	1670	460	8	1975	3	9775	Y	N	12415 89TH PL NE
002	376439	0020	4/11/03	\$299,000	1670	0	8	1991	3	2727	N	N	9320 NE 128TH LN
002	376439	0080	6/16/03	\$287,500	1670	0	8	1992	3	2959	N	N	9203 NE 128TH LN
002	376439	0110	12/11/03	\$267,000	1670	0	8	1991	3	2948	N	N	9209 NE 128TH LN
002	357480	1620	6/30/03	\$294,600	1730	0	8	1987	3	7359	N	N	14414 86TH PL NE
002	661990	0060	8/22/03	\$475,000	1760	1570	8	1977	3	9800	Y	N	12430 88TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	357811	0070	11/19/03	\$305,000	1760	0	8	1983	3	7830	N	N	8803 NE 142ND ST
002	357480	1940	4/27/03	\$299,950	1800	0	8	1978	3	9648	N	N	14253 87TH CT NE
002	376439	0090	3/6/03	\$307,500	1830	0	8	1991	3	3184	N	N	9205 NE 128TH LN
002	685510	0030	4/24/03	\$299,900	1850	0	8	1970	3	10800	Y	N	9726 NE 139TH ST
002	563050	0203	11/7/02	\$300,000	1880	0	8	1991	3	19615	N	N	14809 88TH AV NE
002	630180	0140	2/28/02	\$320,000	1910	0	8	1991	3	7280	N	N	12908 86TH AV NE
002	076690	0130	12/22/03	\$335,000	1930	0	8	1991	3	7179	N	N	15013 86TH AV NE
002	020030	0240	11/14/02	\$298,000	1950	0	8	1997	3	7200	N	N	8802 NE 150TH ST
002	661990	0100	3/7/03	\$420,000	1970	870	8	1972	3	9600	Y	N	12604 88TH PL NE
002	357490	0140	7/28/03	\$349,000	2000	0	8	1992	3	7379	N	N	8700 NE 144TH CT
002	076690	0320	1/29/02	\$309,000	2000	0	8	1991	3	8102	N	N	15117 88TH AV NE
002	376439	0180	8/15/02	\$295,000	2030	0	8	1992	3	3520	N	N	9225 NE 128TH LN
002	192605	9106	5/9/03	\$340,000	2040	0	8	1994	3	6092	N	N	9012 NE 136TH ST
002	070450	0120	8/19/03	\$350,000	2060	0	8	1992	3	7561	N	N	9032 NE 145TH PL
002	192605	9228	12/17/03	\$302,000	2060	0	8	2001	3	5377	N	N	13602 90TH AV NE
002	865171	0430	9/22/03	\$326,000	2070	0	8	1977	3	7500	N	N	14025 93RD AV NE
002	865173	0360	6/18/02	\$305,000	2070	0	8	1979	3	6900	N	N	9231 NE 142ND CT
002	563050	0330	2/12/02	\$333,000	2070	0	8	1991	3	19452	N	N	14624 84TH AV NE
002	070445	0030	11/21/03	\$340,000	2100	0	8	1993	3	16210	N	N	14514 86TH PL NE
002	630180	0190	7/25/03	\$367,950	2130	0	8	1991	3	8400	N	N	12923 86TH AV NE
002	630180	0190	6/21/02	\$319,950	2130	0	8	1991	3	8400	N	N	12923 86TH AV NE
002	375520	0090	2/19/03	\$330,000	2140	0	8	1989	3	8554	N	N	12928 95TH PL NE
002	357490	0110	6/26/03	\$345,000	2160	0	8	1991	3	7828	N	N	8710 NE 144TH CT
002	357480	0800	7/28/03	\$317,650	2160	0	8	1990	3	10044	N	N	9123 NE 145TH ST
002	563050	0187	8/26/03	\$368,000	2170	0	8	1999	3	9887	N	N	14831 88TH AV NE
002	563200	0160	6/20/03	\$389,950	2190	0	8	1992	3	10547	N	N	15440 86TH AV NE
002	865172	0090	4/24/03	\$325,000	2200	0	8	1978	3	14100	Y	N	14212 95TH AV NE
002	357490	0090	3/7/03	\$358,000	2210	0	8	1991	3	10238	N	N	8718 NE 144TH CT
002	070445	0060	3/12/02	\$350,000	2250	0	8	1993	3	10234	N	N	14532 86TH PL NE
002	357490	0180	12/4/02	\$330,000	2260	0	8	1991	3	8516	N	N	8741 NE 144TH CT
002	020030	0220	3/3/03	\$327,950	2270	0	8	1995	3	7430	N	N	8818 NE 150TH ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	630180	0270	3/25/03	\$350,950	2280	0	8	1992	3	7175	N	N	12924 85TH AV NE
002	630180	0260	6/20/03	\$367,950	2290	0	8	1992	3	6986	N	N	12916 85TH AV NE
002	302605	9075	4/19/02	\$341,000	2290	0	8	2001	3	6370	N	N	8402 NE 127TH CT
002	942900	0030	10/16/02	\$363,500	2300	0	8	1994	3	8137	N	N	13129 86TH PL NE
002	357480	0840	10/29/02	\$337,000	2310	0	8	1977	3	8250	N	N	14258 92ND AV NE
002	942900	0140	1/3/03	\$366,000	2390	0	8	1993	3	7650	N	N	13130 86TH PL NE
002	020030	0050	10/24/02	\$397,600	2440	1200	8	1994	3	9280	N	N	8819 NE 149TH PL
002	232972	0080	8/13/03	\$399,000	2440	0	8	2003	3	4785	N	N	14816 89TH PL NE
002	070445	0160	12/5/02	\$385,000	2450	0	8	1993	3	11058	N	N	14577 86TH PL NE
002	357490	0200	5/28/03	\$380,000	2480	0	8	1991	3	7824	N	N	8747 NE 144TH CT
002	232972	0230	7/15/03	\$417,546	2580	0	8	2003	3	4604	N	N	8910 NE 148TH PL
002	375520	0060	9/16/02	\$328,000	2600	0	8	1989	3	7200	N	N	13023 95TH PL NE
002	070445	0130	10/4/02	\$360,000	2600	1150	8	1993	3	14057	N	N	14576 86TH PL NE
002	942900	0090	7/26/02	\$369,950	2660	0	8	1994	3	9732	N	N	13100 86TH PL NE
002	232972	0200	9/22/03	\$414,950	2660	0	8	2003	3	4565	N	N	8928 NE 148TH PL
002	070445	0270	3/24/03	\$345,000	2700	0	8	1993	3	6499	N	N	14513 86TH PL NE
002	865172	0450	7/23/02	\$288,000	2710	0	8	1978	4	7200	N	N	9203 NE 142ND ST
002	865173	0510	10/22/03	\$310,000	2790	0	8	1979	3	6640	N	N	9325 NE 143RD ST
002	357480	1500	3/20/03	\$369,500	3000	0	8	1985	3	8645	N	N	8720 NE 144TH ST
002	020030	0100	4/19/02	\$350,000	1960	0	9	1997	3	12491	N	N	14830 89TH PL NE
002	020030	0290	1/25/02	\$313,500	2010	0	9	1993	3	7367	N	N	14919 89TH PL NE
002	111900	0040	11/24/03	\$493,000	2510	0	9	1973	3	16250	Y	N	9219 NE 131ST CT
002	111900	0040	9/13/02	\$474,000	2510	0	9	1973	3	16250	Y	N	9219 NE 131ST CT
002	563050	0387	1/31/03	\$395,000	2520	0	9	2001	3	7540	N	N	8428 NE 147TH PL
002	020030	0310	8/25/03	\$300,000	2520	0	9	1994	3	7200	N	N	14913 89TH PL NE
002	076690	0070	4/16/02	\$369,000	2530	0	9	1990	3	9157	N	N	8435 NE 150TH PL
002	077690	0090	8/13/03	\$415,000	2710	0	9	2003	3	5737	N	N	15217 85TH AV NE
002	182830	0050	2/11/03	\$478,800	2750	0	9	2003	3	7617	N	N	8537 NE 128TH ST
002	182830	0140	5/31/02	\$474,800	2770	0	9	2002	3	7799	N	N	8502 NE 128TH ST
002	937900	0040	5/20/03	\$372,000	2800	0	9	2003	3	4814	N	N	12943 85TH AV NE
002	077690	0150	9/12/03	\$420,950	2820	0	9	2003	3	4500	N	N	15218 84TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	077690	0100	11/19/03	\$432,500	2850	0	9	2003	3	4701	N	N	15215 85TH AV NE
002	182830	0170	6/25/02	\$495,800	3010	0	9	2002	3	8882	N	N	8420 NE 128TH ST
002	182830	0160	3/12/02	\$512,000	3010	0	9	2002	3	9221	N	N	8432 NE 128TH ST
002	182830	0100	1/27/03	\$524,800	3100	0	9	2003	3	7807	N	N	8518 NE 128TH ST
002	564945	0030	4/30/03	\$674,950	3110	0	9	1999	3	35728	Y	N	9280 NE 125TH PL
002	937900	0050	5/6/03	\$500,769	3170	0	9	2003	3	4572	N	N	12937 85TH AV NE
002	182830	0110	4/30/02	\$535,000	3290	0	9	2002	3	9175	N	N	8514 NE 128TH ST
002	182830	0070	8/23/02	\$533,236	3290	0	9	2003	3	7824	N	N	8536 NE 128TH ST
002	182830	0090	7/11/02	\$531,835	3290	0	9	2002	3	8700	N	N	8522 NE 128TH ST
002	182830	0130	6/24/02	\$529,135	3290	0	9	2002	3	9711	N	N	8506 NE 128TH ST
002	182830	0060	7/24/02	\$525,304	3290	0	9	2002	3	9168	N	N	8542 NE 128TH ST
002	182830	0180	8/14/02	\$544,800	3290	0	9	2002	3	9714	N	N	8414 NE 128TH ST
002	182830	0150	4/30/02	\$534,800	3290	0	9	2002	3	9883	N	N	8438 NE 128TH ST
002	182830	0120	1/10/03	\$514,766	3300	0	9	2003	3	7299	N	N	8510 NE 128TH ST
002	182830	0030	11/4/02	\$513,247	3300	0	9	2003	3	7553	N	N	8523 NE 128TH ST
002	182830	0080	6/20/03	\$491,800	3300	0	9	2003	3	9236	N	N	8530 NE 128TH ST
002	182830	0020	10/7/02	\$489,800	3300	0	9	2003	3	7459	N	N	8439 NE 128TH ST
002	182830	0010	11/11/02	\$548,917	3390	0	9	2003	3	11275	N	N	8433 NE 128TH ST
002	182830	0040	12/11/02	\$492,300	4290	0	9	2003	3	7287	N	N	8529 NE 128TH ST
002	749100	0020	4/11/03	\$435,750	2520	0	10	2000	3	9829	N	N	8732 NE 132ND ST
002	749101	0020	6/3/03	\$477,500	2560	0	10	2000	3	7206	N	N	13343 88TH PL NE
002	749101	0050	3/11/03	\$481,000	2800	0	10	2000	3	7319	N	N	13325 88TH PL NE
003	919410	0148	5/9/02	\$255,000	1380	0	6	1963	4	13098	N	N	12345 93RD AV NE
003	405570	0010	7/22/03	\$330,000	1410	0	6	1927	4	13260	Y	N	13148 HOLMES POINT DR NE
003	124550	0916	3/3/03	\$1,250,000	770	0	7	1925	5	11540	Y	Y	1613 10TH ST W
003	867790	0364	7/11/02	\$214,000	950	0	7	1957	3	16800	N	N	7020 NE 134TH ST
003	376010	0140	4/8/03	\$250,600	980	720	7	1961	3	9872	N	N	9463 NE 121ST PL
003	182235	0210	2/27/02	\$241,000	1030	0	7	1985	3	6285	N	N	9309 NE 123RD CT
003	182235	0020	4/10/02	\$214,950	1030	0	7	1985	3	6450	N	N	12012 93RD AV NE
003	376010	0070	12/26/03	\$272,950	1050	920	7	1962	3	10514	N	N	12128 95TH PL NE
003	376010	0360	8/25/03	\$279,500	1090	1080	7	1961	4	9610	N	N	12120 94TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	957312	0450	8/28/03	\$403,000	1130	780	7	1977	4	7872	Y	N	13803 70TH AV NE
003	376290	0100	6/30/03	\$259,900	1130	260	7	1983	3	7233	N	N	11902 80TH PL NE
003	871850	0545	7/22/03	\$205,000	1170	400	7	1956	3	9540	N	N	6484 NE 153RD ST
003	376010	0150	7/25/02	\$263,500	1190	590	7	1961	3	10220	N	N	9455 NE 121ST PL
003	871850	0540	4/18/03	\$245,000	1190	860	7	1956	5	10600	N	N	6476 NE 153RD ST
003	871850	0520	3/21/02	\$239,450	1200	1170	7	1956	4	11328	N	N	6446 NE 153RD ST
003	182235	0080	6/27/02	\$240,000	1200	0	7	1986	3	7108	N	N	9315 NE 121ST CT
003	376290	0020	10/27/03	\$270,000	1210	0	7	1982	3	7507	N	N	11952 80TH PL NE
003	607650	0105	5/21/02	\$320,000	1240	0	7	1968	3	20216	N	N	12034 76TH AV NE
003	376010	0050	6/19/03	\$256,950	1260	0	7	1962	3	9350	N	N	12214 95TH PL NE
003	871850	0060	12/19/02	\$234,000	1260	0	7	1955	4	8214	N	N	6421 NE ARROWHEAD DR
003	871850	0335	4/25/02	\$310,000	1280	1280	7	1959	4	9706	Y	N	6160 NE 154TH ST
003	871850	0075	10/20/03	\$240,000	1300	0	7	1956	4	8280	N	N	15406 64TH AV NE
003	384070	0745	5/21/02	\$234,000	1310	270	7	1981	3	13160	N	N	12623 JUANITA DR NE
003	798090	0020	1/23/03	\$267,500	1320	0	7	1967	5	11100	N	N	8215 NE 124TH ST
003	376010	0130	11/8/02	\$260,000	1330	580	7	1961	3	13421	N	N	9471 NE 121ST PL
003	871850	0440	10/8/03	\$236,000	1370	0	7	1956	3	10781	N	N	6465 NE 154TH ST
003	957312	0440	4/19/02	\$379,000	1420	430	7	1977	4	11175	N	N	13807 70TH AV NE
003	871850	0350	5/1/02	\$260,000	1430	1190	7	1959	3	9600	N	N	15317 62ND PL NE
003	957312	0210	4/8/02	\$254,200	1430	450	7	1972	3	9000	N	N	13850 71ST PL NE
003	957312	0400	8/27/03	\$275,000	1460	0	7	1969	4	11201	N	N	13839 70TH AV NE
003	871850	0170	4/2/03	\$245,000	1470	0	7	1959	3	9938	N	N	6343 NE ARROWHEAD DR
003	957312	0130	11/25/02	\$286,500	1490	0	7	1977	4	11532	N	N	7012 NE 138TH PL
003	405570	1450	2/13/03	\$878,000	1500	450	7	1926	5	10650	Y	Y	11837 HOLMES POINT DR NE
003	871850	0635	7/22/03	\$215,000	1510	0	7	1959	4	13312	N	N	6457 NE 153RD ST
003	607650	0110	4/9/02	\$261,500	1570	0	7	1968	3	10500	N	N	12030 76TH AV NE
003	867790	0123	6/19/02	\$255,000	1600	0	7	1967	3	19200	N	N	6916 NE 133RD ST
003	871850	0015	2/20/03	\$258,000	1620	0	7	1955	4	10240	N	N	6625 NE ARROWHEAD DR
003	871850	0360	6/5/03	\$379,000	1660	1340	7	1958	4	10530	N	N	15303 62ND PL NE
003	384070	0858	9/9/02	\$310,000	1670	0	7	1987	3	9611	N	N	7630 NE 124TH ST
003	376050	0263	4/23/02	\$1,100,000	1670	1010	7	1948	5	14237	Y	Y	8303 NE JUANITA DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	376050	0416	8/7/02	\$390,000	1700	1030	7	1968	3	13140	Y	N	8237 NE 110TH PL
003	432600	0140	2/28/02	\$205,000	1710	0	7	1961	3	9508	N	N	12237 96TH PL NE
003	302605	9188	10/28/03	\$370,000	1720	1120	7	1963	3	19166	N	N	11920 84TH AV NE
003	033310	0105	12/23/02	\$497,000	1740	1390	7	1958	5	73402	N	N	11415 JUANITA DR NE
003	607650	0200	5/30/03	\$265,000	1740	0	7	1995	3	9390	N	N	7801 NE 124TH ST
003	607650	0202	10/2/02	\$276,500	1740	0	7	1995	3	9785	N	N	7813 NE 124TH ST
003	197430	0050	4/2/03	\$305,000	1750	0	7	1957	4	16000	N	N	7408 NE 120TH PL
003	182235	0100	4/7/03	\$265,900	1760	0	7	1986	3	7946	N	N	9318 NE 121ST CT
003	919410	2400	5/31/03	\$329,950	1760	0	7	2000	3	5375	Y	N	12001 89TH PL NE
003	409330	0020	12/19/02	\$259,950	1780	0	7	1967	3	10540	N	N	6860 NE 137TH ST
003	182235	0140	6/3/02	\$269,950	1780	0	7	1985	3	7927	N	N	12116 93RD AV NE
003	405570	1476	6/5/03	\$890,000	1800	0	7	1962	5	9610	Y	Y	11807 HOLMES POINT DR NE
003	867790	0280	12/6/02	\$260,000	1800	0	7	1962	4	11175	N	N	7128 NE 133RD ST
003	409330	0070	7/3/02	\$297,500	1840	0	7	1963	3	11400	N	N	13724 70TH AV NE
003	607650	0124	8/25/03	\$301,950	1860	0	7	1961	3	11400	N	N	12026 76TH AV NE
003	405700	0025	11/12/02	\$267,400	1870	0	7	1956	4	11421	N	N	7105 NE 132ND ST
003	409330	0040	6/19/02	\$310,000	1880	0	7	1989	3	7200	N	N	13717 70TH AV NE
003	409330	0080	10/13/03	\$384,000	1900	0	7	1963	3	10920	N	N	13718 70TH AV NE
003	197430	0010	9/17/03	\$324,000	1900	0	7	1968	4	11600	N	N	7454 NE 120TH PL
003	607650	0140	2/6/02	\$304,000	1940	0	7	1973	3	15244	N	N	12018 76TH AV NE
003	871850	0405	1/22/03	\$294,950	1950	0	7	1957	4	12000	N	N	6249 NE 154TH ST
003	867790	0202	6/26/02	\$263,000	2210	0	7	1977	3	14514	N	N	13304 70TH PL NE
003	376050	0065	9/27/02	\$1,020,211	2460	0	7	1928	5	11200	Y	Y	8867 NE JUANITA LN
003	358330	0145	5/14/03	\$279,990	2460	0	7	1962	4	11000	N	N	6265 NE 159TH ST
003	375530	0070	6/5/02	\$315,000	1170	410	8	1977	3	7500	N	N	8012 NE 120TH ST
003	952700	0070	6/5/03	\$297,500	1260	750	8	1976	4	7910	N	N	8228 NE 122ND PL
003	952700	0140	7/10/02	\$286,000	1260	360	8	1976	4	6000	N	N	8120 NE 122ND PL
003	952700	0360	11/19/02	\$299,950	1280	400	8	1977	4	7000	N	N	8327 NE 122ND PL
003	197440	0240	1/25/02	\$280,000	1300	1270	8	1968	3	9920	N	N	7455 NE 120TH ST
003	867790	0046	6/26/03	\$383,950	1340	1300	8	1961	3	12480	N	N	13220 68TH PL NE
003	358330	0075	12/16/03	\$369,725	1340	1340	8	1976	3	13292	N	N	15621 64TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	376290	0150	10/28/03	\$250,000	1340	0	8	1983	3	7352	N	N	11921 80TH PL NE
003	033310	0080	12/5/02	\$329,000	1360	900	8	1977	4	10800	N	N	11403 80TH AV NE
003	952701	0090	4/16/03	\$304,000	1360	490	8	1978	3	9940	N	N	8140 NE 121ST ST
003	197390	0260	9/4/02	\$300,000	1360	520	8	1964	4	9350	N	N	12113 76TH AV NE
003	405570	1050	6/21/02	\$455,000	1400	1000	8	1978	3	28908	Y	N	11840 HOLMES POINT DR NE
003	952701	0080	7/24/03	\$315,000	1420	0	8	1977	3	9800	N	N	8146 NE 121ST ST
003	197390	0090	3/24/03	\$235,000	1420	0	8	1964	3	10304	N	N	7266 NE 122ND ST
003	326101	0040	4/9/02	\$435,000	1430	1230	8	1977	4	9350	Y	N	8105 NE 115TH WY
003	952700	0480	7/10/03	\$269,900	1440	0	8	1976	3	9200	N	N	8332 NE 120TH PL
003	358330	0055	6/16/03	\$262,000	1450	0	8	1967	4	12699	N	N	6324 NE 156TH ST
003	326100	0240	10/10/03	\$395,000	1460	820	8	1976	4	9480	N	N	8016 NE 114TH ST
003	197440	0090	7/14/03	\$339,950	1460	560	8	1969	3	9600	N	N	7449 NE 118TH PL
003	952701	0200	1/8/03	\$295,000	1470	410	8	1977	3	9360	N	N	12004 81ST AV NE
003	376110	0292	6/13/02	\$331,000	1480	0	8	1968	4	10875	N	N	11253 CHAMPAGNE POINT RD NE
003	326102	0350	10/7/02	\$321,000	1530	650	8	1978	3	9750	N	N	11511 84TH AV NE
003	326102	0090	9/6/02	\$323,566	1540	870	8	1978	3	8550	N	N	11219 83RD PL NE
003	326102	0170	5/14/02	\$350,000	1550	0	8	1978	3	10656	N	N	8126 NE 113TH ST
003	326101	0190	6/18/03	\$362,000	1550	480	8	1977	4	9680	Y	N	8208 NE 115TH WY
003	326101	0310	5/25/03	\$404,950	1570	1100	8	1977	4	10500	N	N	8214 NE 115TH PL
003	530240	0610	9/26/02	\$304,000	1590	0	8	1986	3	35269	N	N	6301 NE 152ND ST
003	405570	0652	10/28/03	\$379,950	1610	720	8	1979	3	18745	N	N	13019 66TH PL NE
003	326102	0210	6/26/02	\$295,000	1610	1000	8	1979	3	8800	N	N	11239 82ND PL NE
003	197420	0080	2/5/02	\$297,800	1620	0	8	1965	4	9964	N	N	7623 NE 123RD ST
003	405570	0296	10/14/03	\$465,000	1620	480	8	1950	5	14000	Y	N	12704 HOLMES POINT DR NE
003	376050	0334	9/23/02	\$478,000	1630	810	8	1977	3	9834	Y	N	10922 80TH PL NE
003	358290	0035	6/26/03	\$337,000	1630	510	8	1976	4	10450	N	N	15704 62ND PL NE
003	170690	0020	6/5/03	\$1,485,000	1650	0	8	1955	4	8588	Y	Y	245 LAKE AV W
003	085600	0025	3/7/03	\$540,000	1650	480	8	1968	3	7200	Y	N	607 11TH AV W
003	405570	0160	10/22/02	\$442,000	1660	0	8	1962	3	9450	Y	N	12937 63RD AV NE
003	358200	0080	3/20/02	\$428,000	1660	1440	8	1978	3	11991	Y	N	15420 62ND AV NE
003	405570	0135	2/21/02	\$350,000	1680	0	8	1961	3	16392	N	N	6312 NE 130TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	326100	0080	1/7/02	\$422,500	1680	780	8	1976	3	9520	Y	N	11320 81ST AV NE
003	938810	0040	10/17/03	\$375,000	1760	0	8	1985	3	27335	N	N	13730 HOLMES POINT DR NE
003	952701	0140	9/6/02	\$325,000	1770	1040	8	1977	3	9595	N	N	8104 NE 121ST ST
003	871850	0300	6/24/02	\$277,000	1770	690	8	1976	4	10198	N	N	15445 63RD AV NE
003	919410	0144	11/11/02	\$316,000	1780	0	8	1991	3	11906	N	N	12327 93RD AV NE
003	326101	0320	8/26/02	\$365,000	1780	0	8	1977	4	11400	Y	N	8206 NE 115TH PL
003	376110	0290	6/21/02	\$380,500	1800	0	8	1975	3	23200	N	N	11257 CHAMPAGNE POINT RD NE
003	358290	0050	7/18/02	\$285,000	1800	0	8	1977	4	10450	N	N	15808 62ND PL NE
003	028061	0040	6/20/02	\$435,000	1820	1190	8	1977	3	19031	Y	N	15011 61ST PL NE
003	957300	0050	2/22/02	\$380,000	1820	0	8	1961	3	13773	Y	N	13207 67TH AV NE
003	919410	2216	6/25/03	\$345,000	1840	0	8	1999	3	5375	Y	N	12026 89TH PL NE
003	197390	0310	9/9/02	\$384,950	1860	910	8	1965	4	12150	N	N	7407 NE 122ND ST
003	376050	0690	5/20/02	\$375,000	1880	0	8	1977	3	14967	Y	N	11201 82ND PL NE
003	033310	0260	9/9/03	\$1,550,000	1940	1110	8	1952	4	58387	Y	Y	7805 NE 112TH ST
003	919410	0150	10/21/03	\$460,000	1940	630	8	1998	3	18344	Y	N	12347 93RD AV NE
003	358330	0280	3/3/03	\$380,000	1950	0	8	1961	4	13236	N	N	6312 NE 159TH ST
003	409330	0220	5/23/02	\$370,000	1980	0	8	1964	4	7975	N	N	6861 NE 137TH ST
003	919410	2208	5/29/02	\$340,000	2060	0	8	1999	3	5375	Y	N	12016 89TH PL NE
003	405700	0015	3/13/02	\$304,950	2070	0	8	1941	5	18023	N	N	13115 72ND AV NE
003	358340	0033	7/10/02	\$532,500	2080	0	8	2002	3	12318	N	N	15532 65TH PL NE
003	326102	0150	8/8/02	\$355,000	2090	560	8	1979	3	10200	N	N	11240 82ND PL NE
003	302605	9327	4/26/02	\$330,000	2100	0	8	1984	3	9372	N	N	8635 NE 124TH ST
003	919410	2176	11/13/03	\$450,000	2120	260	8	1999	3	6875	Y	N	12036 89TH PL NE
003	919410	2192	3/19/02	\$400,000	2120	260	8	1999	3	6875	Y	N	12004 89TH PL NE
003	919410	2212	6/10/03	\$354,950	2120	0	8	1999	3	5375	Y	N	12022 89TH PL NE
003	919410	2212	5/17/02	\$350,000	2120	0	8	1999	3	5375	Y	N	12022 89TH PL NE
003	358330	0205	8/26/03	\$335,000	2130	0	8	1958	4	13451	N	N	6305 NE 158TH ST
003	607650	0170	11/7/03	\$412,000	2170	900	8	1980	3	17640	N	N	12010 76TH AV NE
003	029391	0150	5/16/02	\$403,888	2240	0	8	2002	3	3798	N	N	11936 82ND PL NE
003	029391	0130	2/25/03	\$402,800	2240	0	8	2002	3	5161	N	N	11926 82ND PL NE
003	029391	0120	10/30/02	\$399,800	2240	0	8	2002	3	4098	N	N	11922 82ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	029391	0040	1/29/02	\$398,888	2240	0	8	2001	3	5022	N	N	11937 82ND PL NE
003	029391	0050	5/24/02	\$395,000	2240	0	8	2001	3	4505	N	N	11923 82ND PL NE
003	029391	0140	6/26/02	\$394,000	2240	0	8	2002	3	4945	N	N	11932 82ND PL NE
003	254110	0060	2/18/03	\$354,000	2250	0	8	1991	3	9341	N	N	12357 76TH CT NE
003	375450	0055	1/14/03	\$445,000	2260	1170	8	1989	3	12135	Y	N	9061 NE 117TH PL
003	405570	0779	8/8/03	\$433,984	2340	0	8	1978	4	22431	N	N	12971 76TH AV NE
003	254111	0170	2/5/03	\$349,300	2340	0	8	1993	3	6306	N	N	7631 NE 125TH ST
003	254111	0140	7/18/03	\$361,500	2390	0	8	1993	3	6765	N	N	7661 NE 125TH ST
003	376110	0110	6/3/03	\$1,375,000	2410	500	8	1978	4	13515	Y	Y	11085 CHAMPAGNE POINT RD NE
003	357700	0057	3/14/02	\$450,000	2450	700	8	1962	4	12300	N	N	16344 INGLEWOOD LN NE
003	530240	0540	7/30/02	\$429,950	2460	0	8	1986	3	12072	N	N	15110 65TH AV NE
003	358330	0370	6/16/03	\$425,000	2470	240	8	1956	3	13181	N	N	15614 64TH AV NE
003	919410	0405	12/18/02	\$450,000	2480	500	8	2002	3	6359	N	N	12405 89TH PL NE
003	029391	0030	7/31/02	\$422,800	2490	0	8	2001	3	4412	N	N	11941 82ND PL NE
003	029391	0110	4/4/02	\$468,146	2500	0	8	2002	3	4368	N	N	11918 82ND PL NE
003	029391	0020	9/24/02	\$422,353	2500	0	8	2002	3	4412	N	N	11945 82ND PL NE
003	029391	0090	10/7/02	\$448,000	2520	0	8	2002	3	4964	N	N	11910 82ND PL NE
003	029391	0010	3/14/02	\$420,000	2520	0	8	2001	3	5021	N	N	11949 82ND PL NE
003	029391	0080	2/10/03	\$431,800	2520	0	8	2003	3	4106	N	N	11915 82ND PL NE
003	029391	0100	5/20/03	\$430,000	2520	0	8	2003	3	3808	N	N	11914 82ND PL NE
003	029391	0060	8/29/02	\$424,800	2520	0	8	2002	3	4481	N	N	11919 82ND PL NE
003	029391	0070	2/13/03	\$421,000	2520	0	8	2003	3	4166	N	N	11911 82ND PL NE
003	029391	0190	5/29/02	\$442,800	2530	0	8	2001	3	5470	N	N	11952 82ND PL NE
003	339160	0070	1/18/02	\$350,000	2580	0	8	1964	4	11600	N	N	12805 HOLIDAY DR NE
003	540600	0100	4/4/03	\$449,950	2670	0	8	1996	3	7969	N	N	8417 NE 121ST PL
003	357700	0141	1/22/03	\$462,000	2680	0	8	1949	4	11914	Y	N	16029 INGLEWOOD RD NE
003	540600	0080	8/13/02	\$451,300	2720	0	8	1998	3	8468	N	N	8429 NE 121ST PL
003	029391	0180	8/29/03	\$464,000	2720	0	8	2001	3	4729	N	N	11948 82ND PL NE
003	376050	0430	7/17/02	\$399,000	2790	0	8	1978	3	11936	Y	N	8243 NE 110TH PL
003	358290	0055	9/8/03	\$465,000	2850	0	8	1968	4	11000	N	N	6251 NE 159TH ST
003	029391	0170	4/18/02	\$439,888	2900	0	8	2002	3	4609	N	N	11944 82ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	405570	1130	1/16/03	\$1,060,000	1400	940	9	1989	3	4682	Y	Y	13143 HOLMES POINT DR NE
003	376050	0655	10/22/02	\$425,000	1410	420	9	1972	3	15880	Y	N	11300 83RD PL NE
003	530240	0350	6/18/02	\$425,000	1440	860	9	1989	3	35582	N	N	15115 64TH CT NE
003	124550	1050	3/14/02	\$1,650,000	1450	1350	9	1987	3	11720	Y	Y	1605 10TH ST W
003	197440	0160	4/8/03	\$339,000	1480	280	9	1976	3	9576	N	N	7406 NE 118TH PL
003	376110	0216	6/5/02	\$480,000	1550	0	9	1986	3	8550	Y	N	11168 CHAMPAGNE POINT RD NE
003	330391	0060	12/27/02	\$353,500	1750	960	9	1978	3	14000	N	N	6439 NE 135TH PL
003	358290	0280	2/24/03	\$518,000	1750	970	9	1963	4	18500	Y	N	15617 61ST LN NE
003	357700	0071	12/30/02	\$385,000	1850	650	9	1990	3	9098	N	N	6320 NE 165TH CT
003	376170	0083	5/30/02	\$719,950	1860	1870	9	2001	3	9958	Y	N	6055 NE 135TH ST
003	530240	0490	10/10/02	\$495,000	1910	0	9	1986	3	12035	N	N	15140 65TH AV NE
003	330390	0290	1/9/02	\$400,000	1910	490	9	1977	3	17500	Y	N	13480 64TH TER NE
003	405570	0265	6/5/02	\$520,000	1970	1120	9	1978	4	21960	Y	N	6231 NE 129TH ST
003	867790	0201	12/3/03	\$368,000	1980	0	9	1977	3	8850	N	N	13314 70TH PL NE
003	405570	0655	8/25/03	\$465,000	1980	1100	9	1977	3	14500	Y	N	6611 NE 130TH LN
003	330391	0070	11/18/03	\$385,000	2050	420	9	1978	4	15000	N	N	6449 NE 135TH PL
003	330391	0070	1/9/03	\$380,000	2050	420	9	1978	4	15000	N	N	6449 NE 135TH PL
003	530240	0020	9/15/03	\$489,000	2170	1380	9	1991	3	15615	N	N	6615 NE 151ST ST
003	028061	0010	1/28/03	\$450,000	2190	0	9	1977	3	14955	Y	N	15037 61ST PL NE
003	279670	0180	12/22/03	\$394,500	2200	0	9	1978	3	15628	N	N	11611 73RD PL NE
003	867790	0522	10/16/03	\$557,250	2200	1290	9	1981	4	125888	Y	N	7103 NE 136TH ST
003	330390	0130	12/11/03	\$650,000	2210	950	9	1977	4	16000	Y	N	13400 64TH TER NE
003	330391	0200	5/6/03	\$387,000	2280	0	9	1978	4	13200	N	N	6436 NE 135TH PL
003	330391	0160	12/9/03	\$330,000	2310	0	9	1978	4	15200	N	N	6460 NE 135TH PL
003	919410	1678	2/14/03	\$395,000	2340	0	9	1991	3	8187	N	N	12011 93RD PL NE
003	329150	0080	2/18/03	\$434,000	2350	730	9	1985	4	21745	N	N	7205 NE 131ST PL
003	330390	0110	1/18/02	\$540,000	2410	1010	9	1977	3	12000	Y	N	13441 64TH TER NE
003	405570	0355	7/23/02	\$590,000	2470	0	9	1997	3	15003	Y	N	6319 NE 129TH ST
003	330391	0050	3/19/03	\$360,000	2500	0	9	1979	3	16900	N	N	6433 NE 135TH PL
003	330391	0050	11/19/02	\$347,000	2500	0	9	1979	3	16900	N	N	6433 NE 135TH PL
003	867790	0204	2/7/02	\$322,000	2520	0	9	1977	3	11696	N	N	13313 70TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865030	0070	2/19/02	\$442,000	2540	980	9	1999	3	5326	N	N	11429 79TH WY NE
003	865030	0030	5/23/02	\$430,000	2550	980	9	2000	3	4365	N	N	11453 79TH WY NE
003	919410	1850	12/9/03	\$445,500	2610	0	9	1998	3	7580	N	N	9213 NE 121ST CT
003	919410	0156	8/20/03	\$467,000	2620	0	9	2000	3	7027	N	N	9210 NE 123RD ST
003	697700	0010	10/2/03	\$470,000	2640	0	9	1989	3	9763	N	N	8405 NE 122ND ST
003	375450	0457	2/25/02	\$429,900	2696	0	9	2001	3	3750	Y	N	11915 89TH PL NE
003	375450	0455	3/12/02	\$427,900	2696	0	9	2001	3	3750	Y	N	11919 89TH PL NE
003	330391	0190	4/2/02	\$365,000	2820	0	9	1978	4	13500	N	N	6442 NE 135TH PL
003	376050	0375	4/17/02	\$713,000	2870	0	9	1994	3	14701	Y	N	8103 NE 110TH PL
003	375450	1130	10/13/03	\$760,000	2880	0	9	2000	3	5000	Y	N	8809 NE 118TH PL
003	919410	2470	7/22/02	\$490,000	3170	0	9	1992	3	20156	N	N	12033 89TH AV NE
003	033310	0218	8/21/02	\$315,000	1340	600	10	1979	3	9100	N	N	11510 76TH PL NE
003	405570	1061	9/5/03	\$620,000	1870	0	10	1998	3	15762	Y	N	11828 HOLMES POINT DR NE
003	142604	9083	9/6/02	\$735,000	2640	0	10	1991	3	10980	Y	N	15219 61ST PL NE
003	142604	9083	3/7/02	\$650,000	2640	0	10	1991	3	10980	Y	N	15219 61ST PL NE
003	405570	0238	7/18/02	\$605,000	2890	640	10	1999	3	8374	N	N	12963 64TH AV NE
003	375450	0720	2/4/02	\$910,000	2940	1530	10	1997	3	11618	Y	N	11832 89TH PL NE
003	028061	0120	5/16/03	\$635,000	2940	0	10	1988	3	12400	Y	N	6131 NE 152ND ST
003	197370	0110	5/20/02	\$857,000	2950	960	10	2002	3	14126	N	N	12956 64TH AV NE
003	376730	0033	5/30/02	\$489,500	2990	0	10	1995	3	15930	N	N	11748 82ND AV NE
003	405570	1285	5/21/02	\$1,375,000	3020	0	10	1995	3	6772	Y	Y	12845 HOLMES POINT DR NE
003	405570	0246	1/15/02	\$615,000	3090	800	10	2001	3	10604	N	N	12945 64TH AV NE
003	375450	1035	8/5/03	\$795,000	3140	380	10	1997	3	9838	Y	N	8814 NE 118TH PL
003	405570	0245	5/22/02	\$699,000	3230	1050	10	2002	3	9333	N	N	12949 64TH AV NE
003	033310	0231	8/13/03	\$865,000	3260	490	10	1998	3	9588	Y	N	11176 79TH PL NE
003	028110	0040	1/22/02	\$1,525,000	3310	800	10	1999	3	7996	Y	Y	5812 NE ARROWHEAD DR
003	376050	0480	6/25/02	\$695,000	3450	0	10	1995	3	23400	Y	N	8506 NE JUANITA DR
003	376170	0112	1/6/03	\$1,400,000	3540	0	10	1983	3	11736	Y	Y	6019 NE 135TH ST
003	405570	0230	3/18/02	\$685,000	3670	0	10	1999	3	10293	N	N	6333 NE 130TH ST
003	033310	0223	2/12/02	\$1,150,000	3780	870	10	2001	3	8091	Y	N	7943 NE 112TH ST
003	376170	0081	4/18/02	\$950,000	4130	0	10	1999	3	13518	Y	N	6053 NE 135TH ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247100	0090	1/23/02	\$675,000	4380	0	10	1987	3	10123	N	N	16116 INGLEWOOD TER NE
003	376050	0290	9/16/02	\$675,000	2270	1230	11	1986	3	13137	Y	N	8233 NE JUANITA DR
003	740320	0120	11/12/03	\$1,197,000	2620	1700	11	1985	5	24400	Y	Y	15527 61ST AV NE
003	405570	1195	6/23/03	\$1,145,000	2670	0	11	1985	3	5386	Y	Y	13037 HOLMES POINT DR NE
003	638997	0090	2/28/03	\$850,000	2720	1565	11	2001	3	12289	Y	N	7331 NE 120TH PL
003	405570	0285	10/7/02	\$710,000	2840	1530	11	1988	4	17026	Y	N	6221 NE 129TH ST
003	952230	0140	9/29/03	\$785,000	2870	0	11	1990	3	12156	N	N	8442 NE WOODLAND COVE DR
003	938810	0020	4/18/03	\$590,000	3020	410	11	1981	3	25608	Y	N	6211 NE 138TH PL
003	376170	0059	10/4/02	\$838,000	3240	0	11	1991	3	9566	Y	N	13255 HOLMES POINT DR NE
003	127000	0110	7/18/02	\$1,250,000	3490	1230	11	1998	3	27550	Y	N	12024 87TH AV NE
003	638997	0080	2/25/02	\$872,000	3680	0	11	2000	3	11697	Y	N	7335 NE 120TH PL
003	938810	0031	8/15/03	\$1,050,000	3800	1010	11	2003	3	22651	Y	N	6417 NE 138TH PL
003	033310	0235	3/5/03	\$865,000	4090	0	11	1999	3	10656	Y	N	11144 79TH PL NE
003	952230	0260	8/27/03	\$1,100,000	4640	0	11	1990	3	12380	Y	N	10938 84TH PL NE
003	376170	0096	5/15/02	\$1,910,000	5200	0	11	1986	3	23300	Y	Y	6029 NE 135TH ST
003	938810	0042	5/7/03	\$931,500	2700	950	12	1997	3	15344	Y	N	6412 NE 138TH PL
003	952230	0190	11/10/03	\$1,115,000	3530	0	12	1990	3	12534	Y	N	8461 NE WOODLAND COVE DR
003	952230	0080	10/2/02	\$2,150,000	3740	0	12	1989	3	9425	Y	Y	8431 NE WOODLAND COVE DR
003	952230	0150	11/20/03	\$1,250,000	4080	0	12	1996	3	10008	Y	N	8422 NE WOODLAND COVE DR
003	952230	0070	12/12/03	\$2,153,000	4200	0	12	1991	3	8945	Y	Y	8425 NE WOODLAND COVE DR
003	376050	0905	10/8/03	\$1,925,000	4470	0	12	2000	3	15000	Y	Y	10913 81ST PL NE

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	083702	0210	1/22/02	\$68,012	QUIT CLAIM DEED; STATEMENT TO DOR
1	117270	0080	8/22/03	\$7,000	PARTIAL INTEREST (103, 102, Etc.)
1	214070	0050	4/19/02	\$325,000	RELOCATION - SALE TO SERVICE
1	242604	9048	3/18/03	\$164,061	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	242604	9060	6/18/02	\$255,000	Limited Representation
1	242604	9124	3/24/03	\$214,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	254080	0080	3/18/02	\$383,500	NO MARKET EXPOSURE
1	254083	0070	8/25/03	\$210,000	NO MARKET EXPOSURE
1	321121	0060	8/11/03	\$185,000	Limited Representation
1	321121	0060	10/18/02	\$195,000	EXEMPT FROM EXCISE TAX
1	327573	0010	11/26/02	\$236,000	Obsolescence
1	327573	0210	1/23/03	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	327573	0210	3/1/02	\$211,500	EXEMPT FROM EXCISE TAX
1	357900	0170	2/25/03	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	357900	0260	11/6/03	\$206,352	DOR Ratio
1	357980	0025	2/10/03	\$186,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	357980	0205	7/23/03	\$249,900	Unfinished Area
1	357980	0225	2/4/03	\$270,000	RELOCATION - SALE TO SERVICE
1	358100	0290	5/28/02	\$240,000	RELOCATION - SALE TO SERVICE
1	358110	0280	7/19/02	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	358210	0010	7/28/03	\$194,525	QUIT CLAIM DEED
1	358270	0030	10/3/03	\$102,650	QUIT CLAIM DEED
1	364910	0067	12/12/02	\$337,000	Value changed by Board of Equalization
1	364910	0129	1/14/03	\$193,887	EXEMPT FROM EXCISE TAX
1	364910	0130	1/29/02	\$173,000	Value changed by Board of Equalization
1	364910	0145	6/28/03	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	364910	0165	5/14/02	\$265,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
1	364910	0245	6/19/02	\$199,991	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	364910	0670	6/6/02	\$186,000	DOR Ratio
1	364910	0670	4/8/02	\$156,000	DOR Ratio
1	364910	0672	6/6/02	\$120,667	DOR Ratio
1	364910	0672	6/6/02	\$65,000	DOR Ratio
1	364910	0691	8/19/02	\$142,683	RELATED PARTY, FRIEND, OR NEIGHBOR
1	562840	0080	7/18/02	\$211,742	NON-REPRESENTATIVE SALE
1	563150	0066	2/26/02	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	563150	0116	8/28/03	\$152,000	Diagnostic Outlier
1	563150	0129	7/24/02	\$247,500	RELATED PARTY, FRIEND, OR NEIGHBOR
1	563150	0163	6/25/02	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	563150	0457	10/11/02	\$168,500	Questionable Data
1	563150	0506	12/23/02	\$400,000	%Complete
1	563150	0710	10/28/03	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	563150	1150	6/17/02	\$85,000	%Complete; DOR Ratio
1	563150	1160	1/15/03	\$150,000	NON-REPRESENTATIVE SALE
1	563150	1305	10/15/03	\$425,000	RELOCATION - SALE TO SERVICE
1	563150	1325	5/6/02	\$59,591	QUIT CLAIM DEED; AND OTHER WARNINGS DOR Ratio

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	563450	0135	5/22/02	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	563450	0245	4/3/02	\$240,000	SEGREGATION AND/OR MERGER
1	563450	0252	12/29/03	\$265,000	Unfinished Area
1	619050	0500	2/22/02	\$161,590	STATEMENT TO DOR
1	639600	0110	10/7/03	\$37,568	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
1	729770	0040	6/10/03	\$400,000	Value changed by Board of Equalization
1	730840	0020	8/20/03	\$102,280	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
1	769630	0050	11/25/02	\$228,500	Limited Representation
1	770850	0020	9/24/02	\$66,182	STATEMENT TO DOR
1	795480	0140	3/27/03	\$185,200	EXEMPT FROM EXCISE TAX
1	804560	0150	1/9/03	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	804560	0150	1/15/03	\$212,000	GOVERNMENT AGENCY
2	077690	0050	11/28/03	\$417,575	%Complete; Active Permit Before Sale>25K
2	077690	0120	9/22/03	\$425,000	%Complete; Active Permit Before Sale>25K
2	077690	0220	11/5/03	\$462,950	%Complete; Active Permit Before Sale>25K
2	077690	0370	11/19/03	\$453,076	%Complete; Active Permit Before Sale>25K
2	077690	0380	10/15/03	\$484,950	%Complete; Active Permit Before Sale>25K
2	111900	0040	11/24/03	\$493,000	RELOCATION - SALE TO SERVICE
2	113800	0170	11/21/02	\$214,900	GOVERNMENT AGENCY
2	113800	0170	1/15/02	\$183,019	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	113800	0600	11/22/02	\$239,900	RELOCATION - SALE BY SERVICE
2	113800	0600	11/22/02	\$239,900	RELOCATION - SALE TO SERVICE
2	141970	0160	3/12/03	\$247,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	141970	0310	7/11/02	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	172750	0410	8/27/03	\$111,080	QUIT CLAIM DEED; DOR Ratio
2	192605	9048	12/22/03	\$447,500	SEGREGATION AND/OR MERGER
2	192605	9101	8/15/02	\$115,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	212100	0350	1/22/03	\$98,388	QUIT CLAIM DEED; DOR Ratio
2	212541	0020	4/2/02	\$237,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	254085	0120	11/4/02	\$321,500	RELOCATION - SALE BY SERVICE
2	254085	0130	3/27/03	\$269,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	285400	0050	6/5/03	\$186,000	Limited Representation
2	289660	0070	8/12/02	\$106,750	RELATED PARTY, FRIEND, OR NEIGHBOR
2	289660	0070	10/9/03	\$67,546	EXEMPT FROM EXCISE TAX DOR Ratio
2	289661	0120	7/21/03	\$52,649	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
2	302605	9060	6/7/02	\$210,000	NO MARKET EXPOSURE
2	302605	9075	4/19/02	\$341,000	RELOCATION - SALE TO SERVICE
2	357480	0150	11/19/02	\$325,500	BANKRUPTCY - RECEIVER OR TRUSTEE
2	357480	0590	5/19/03	\$47,746	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
2	357480	1500	3/14/03	\$369,500	RELOCATION - SALE TO SERVICE
2	357810	0020	9/19/03	\$232,000	QUIT CLAIM DEED
2	357810	0230	3/28/02	\$199,908	GOVERNMENT AGENCY; AND OTHER WARNINGS
2	357810	0230	8/15/02	\$214,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	357811	0130	8/29/02	\$226,950	RELOCATION - SALE TO SERVICE
2	357860	0067	7/18/02	\$180,000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	357860	0067	12/18/03	\$210,000	NON-REPRESENTATIVE SALE
2	357860	0120	3/28/03	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	375500	0120	7/25/02	\$194,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	375500	0130	9/22/03	\$113,073	QUIT CLAIM DEED; STATEMENT TO DOR
2	375510	0340	2/13/02	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	375510	0340	10/21/03	\$290,999	Property assessed is different than property sold
2	509790	0020	5/21/03	\$245,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	509790	0130	7/20/02	\$177,000	EXEMPT FROM EXCISE TAX
2	509790	0290	5/21/02	\$253,000	RELOCATION - SALE TO SERVICE
2	514500	0370	10/27/03	\$100,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
2	514500	0380	2/7/02	\$149,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	514510	0210	11/25/02	\$192,500	TRADE
2	563050	0185	1/9/03	\$336,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	563050	0387	1/31/03	\$395,000	RELOCATION - SALE TO SERVICE
2	564945	0030	4/28/03	\$674,950	RELOCATION - SALE TO SERVICE
2	630180	0270	3/25/03	\$1,000	CORRECTION DEED; \$1,000 SALE OR LESS DOR Ratio
2	661990	0130	7/19/02	\$289,000	Questionable Data
2	661991	0030	9/16/02	\$240,000	NON-REPRESENTATIVE SALE
2	667550	0013	7/1/03	\$2,000	QUIT CLAIM DEED; DOR Ratio
2	667550	0182	10/21/03	\$379,950	Prev Imp<=10K
2	685510	0170	1/14/03	\$250,000	NO MARKET EXPOSURE
2	749100	0020	4/11/03	\$435,750	RELOCATION - SALE TO SERVICE
2	750300	0090	6/4/03	\$133,534	DOR Ratio
2	790537	0280	2/27/02	\$100,000	DOR Ratio
2	790538	0080	10/9/02	\$220,000	NO MARKET EXPOSURE
2	790538	0160	1/31/03	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	790538	0480	6/11/02	\$205,500	EXEMPT FROM EXCISE TAX
2	790538	0640	12/15/03	\$97,484	DOR Ratio
2	790538	0900	4/2/02	\$137,946	QUIT CLAIM DEED; DOR Ratio
2	790539	0330	10/22/03	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	856450	0210	2/6/03	\$239,500	RELOCATION - SALE TO SERVICE
2	861530	0100	9/24/02	\$112,564	QUIT CLAIM DEED; STATEMENT TO DOR
2	865172	0380	4/24/03	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	865174	0120	12/12/03	\$284,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	918490	0090	1/31/02	\$197,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	937900	0030	5/20/03	\$372,000	QUIT CLAIM DEED; BUILDER OR DEVELOPER SALES
2	937900	0060	3/25/03	\$399,950	QUIT CLAIM DEED
3	028061	0050	6/20/02	\$175,000	DOR Ratio
3	033310	0152	12/17/03	\$449,000	Limited Representation
3	033310	0217	4/24/02	\$305,000	QUESTIONABLE PER SALES IDENTIFICATION
3	033310	0227	12/5/03	\$1,521,342	Questionable Data
3	033310	0240	6/27/02	\$1,750,000	Imp Count
3	033310	0245	6/7/02	\$3,100,000	Limited Representation
3	062505	9046	10/28/03	\$2,000,000	Obsolescence; Unfinished Area Prev Imp<=10K
3	062505	9051	4/14/03	\$1,350,000	Active Permit Before Sale>25K

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	062505	9058	4/23/02	\$1,250,000	NON-REPRESENTATIVE SALE
3	124550	0395	3/26/03	\$725,000	Diagnostic Outlier
3	124550	0920	8/6/03	\$1,300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	124550	0936	7/15/03	\$2,295,000	Questionable Data
3	124810	0070	12/26/03	\$2,250,000	Imp Count
3	124810	0115	5/2/03	\$1,300,000	Unfinished Area
3	182235	0130	8/21/03	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	182235	0290	6/19/02	\$195,000	NO MARKET EXPOSURE
3	206340	0060	1/17/03	\$9,471	QUIT CLAIM DEED
3	214125	0040	3/30/02	\$600,000	RELOCATION - SALE BY SERVICE; Obsolescence
3	214125	0040	2/28/02	\$807,500	RELOCATION - SALE TO SERVICE; Obsolescence
3	214125	0070	10/9/03	\$682,500	Value changed by Board of Equalization
3	279670	0010	7/17/02	\$855,000	Diagnostic Outlier
3	279670	0133	3/17/03	\$154,900	BANKRUPTCY - RECEIVER OR TRUSTEE
3	302605	9011	5/1/03	\$172,833	RELATED PARTY, FRIEND, OR NEIGHBOR
3	326100	0180	6/20/02	\$70,000	DOR Ratio
3	330390	0090	2/12/03	\$479,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	330390	0170	3/26/02	\$619,000	Value changed by Board of Equalization
3	330391	0050	3/19/03	\$360,000	RELOCATION - SALE TO SERVICE
3	330391	0190	4/5/02	\$365,000	RELOCATION - SALE TO SERVICE
3	357700	0036	9/11/03	\$549,950	Property assessed is different than property sold
3	357700	0095	7/11/03	\$1,450,000	Diagnostic Outlier
3	357700	0110	5/21/02	\$132,500	DOR Ratio
3	357700	0140	8/21/03	\$1,150,000	Diagnostic Outlier
3	358290	0055	2/22/02	\$116,892	QUIT CLAIM DEED; DOR Ratio
3	358330	0015	7/28/03	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	358330	0170	7/9/02	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	358340	0080	4/10/02	\$380,000	NO MARKET EXPOSURE
3	375450	1105	2/21/02	\$203,132	PARTIAL INTEREST (103, 102, Etc.)
3	376000	0035	11/18/03	\$500,000	%Complete; Active Permit Before Sale>25K
3	376010	0090	3/22/02	\$233,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	376010	0130	1/31/02	\$195,501	E XEMPT FROM EXCISE TAX
3	376010	0150	4/26/02	\$223,000	NON-REPRESENTATIVE SALE
3	376050	0102	7/22/03	\$825,000	Diagnostic Outlier
3	376050	0110	2/14/02	\$1,000,000	MULTI-PARCEL SALE
3	376050	0249	12/30/02	\$1,100,000	Diagnostic Outlier
3	376050	0261	11/21/02	\$1,350,000	NON-REPRESENTATIVE SALE
3	376050	0290	10/10/02	\$675,000	RELOCATION - SALE TO SERVICE
3	376050	0342	11/3/03	\$495,000	Questionable Data
3	376050	0455	7/22/02	\$892,000	Diagnostic Outlier
3	376050	0485	6/20/02	\$1,025,000	Diagnostic Outlier
3	376050	0715	7/10/02	\$585,000	NO MARKET EXPOSURE
3	376110	0025	8/6/03	\$1,650,000	Diagnostic Outlier
3	376110	0075	12/26/02	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	376110	0125	9/18/03	\$900,000	MULTI-PARCEL SALE

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	376110	0145	9/9/02	\$725,000	Imp Count
3	376110	0215	5/13/02	\$701,000	Diagnostic Outlier
3	376110	0225	7/3/03	\$465,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	376110	0355	9/26/02	\$1,650,000	Imp Count; BANKRUPTCY - RECEIVER OR TRUSTEE
3	376110	0360	12/12/02	\$489,000	DOR Ratio
3	376170	0058	12/5/02	\$775,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	376170	0075	6/30/03	\$365,000	Questionable Data
3	376170	0115	3/11/02	\$313,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	376230	0085	1/2/03	\$380,000	Diagnostic Outlier
3	376730	0023	6/12/03	\$320,000	TENANT
3	376730	0040	2/5/03	\$355,000	Obsolescence
3	405570	0320	7/30/02	\$459,500	Diagnostic Outlier
3	405570	0531	1/2/02	\$430,000	NO MARKET EXPOSURE
3	405570	0551	4/8/02	\$510,000	Diagnostic Outlier
3	405570	0779	8/8/03	\$433,984	RELOCATION - SALE TO SERVICE
3	405570	1230	12/19/02	\$1,200,000	Diagnostic Outlier
3	405570	1287	9/12/03	\$800,000	NO MARKET EXPOSURE
3	607650	0360	1/7/03	\$205,900	Limited Representation
3	638997	0040	10/6/03	\$998,950	%Complete; Active Permit Before Sale>25K
3	638997	0040	7/11/02	\$175,000	%Complete; DOR Ratio
3	638997	0070	7/28/03	\$977,876	%Complete; Active Permit Before Sale>25K
3	638997	0070	4/9/02	\$175,000	%Complete; DOR Ratio
3	638997	0090	2/28/03	\$850,000	RELOCATION - SALE TO SERVICE
3	697700	0110	5/12/03	\$500,000	Unfinished Area
3	798090	0063	10/24/03	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	865030	0010	2/28/03	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	865030	0030	5/23/02	\$422,500	RELOCATION - SALE BY SERVICE
3	867790	0122	5/14/02	\$253,800	NO MARKET EXPOSURE
3	871850	0265	5/22/03	\$67,839	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
3	871850	0335	6/12/03	\$145,832	PARTIAL INTEREST (103, 102, Etc.)
3	871850	0345	10/27/03	\$375,000	Diagnostic Outlier
3	919410	0400	8/25/03	\$417,500	%Complete
3	919410	0525	8/5/02	\$387,000	NO MARKET EXPOSURE
3	919410	1820	6/25/02	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	919410	2196	1/21/03	\$370,000	NO MARKET EXPOSURE
3	919410	2196	1/9/03	\$330,000	NO MARKET EXPOSURE
3	919410	2400	4/17/03	\$329,950	RELOCATION - SALE TO SERVICE
3	919410	2410	1/9/03	\$144,919	QUIT CLAIM DEED; STATEMENT TO DOR
3	938810	0013	3/4/03	\$800,000	Value changed by Board of Equalization
3	952230	0030	2/19/03	\$700,000	Active Permit Before Sale>25K
3	952700	0110	1/29/03	\$237,000	NON-REPRESENTATIVE SALE
3	952700	0300	6/6/02	\$227,000	NO MARKET EXPOSURE
3	952700	0530	3/21/03	\$324,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	952700	0530	8/1/02	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	957300	0130	8/12/02	\$7,800	QUIT CLAIM DEED; Obsolescence; DOR Ratio

Improved Sales Removed from this Annual Update Analysis

Area 37

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	957312	0210	4/5/02	\$254,200	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 37

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	325948	0070	6/3/03	\$147,500	4161	N	N
1	325948	0110	6/3/03	\$147,500	3701	N	N
1	325948	0120	37369	\$150,000	3498	N	N
1	358280	0100	11/24/03	\$77,500	14725	N	N
1	364910	0395	10/25/02	\$144,500	31000	N	N
1	563150	0640	12/12/02	\$69,000	20730	N	N
1	563150	1167	12/3/03	\$90,000	9395	N	N
2	357860	0075	37902	\$190,000	37950	N	N
2	357860	0115	8/6/03	\$100,000	95832	N	N
3	028061	0030	10/31/02	\$75,000	14099	Y	N
3	028110	0140	9/23/03	\$90,000	14075	Y	N
3	330390	0210	8/22/03	\$259,000	20000	Y	N
3	375450	0075	7/21/03	\$110,000	6515	Y	N
3	375450	0290	10/27/03	\$260,000	13125	Y	N
3	376050	0440	4/10/03	\$275,000	12333	Y	N
3	376050	0441	4/10/03	\$275,000	9968	Y	N
3	376050	0590	7/8/03	\$400,000	36680	Y	N
3	376050	0670	11/17/03	\$255,500	15585	N	N
3	376170	0227	2/24/03	\$190,000	7350	Y	N
3	376170	0258	10/6/03	\$174,000	20257	N	N
3	376730	0005	12/23/03	\$300,000	19170	Y	N
3	376730	0030	12/8/03	\$176,255	9152	N	N
3	405570	0075	4/21/03	\$165,000	58806	Y	N
3	638997	0020	8/27/03	\$175,000	11436	Y	N
3	638997	0050	8/27/03	\$175,000	10935	Y	N
3	638997	0150	8/28/03	\$175,000	9539	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 37

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	325948	0130	37419	\$165,000	NON-REPRESENTATIVE SALE
1	381980	0570	37945	\$35,000	NON-REPRESENTATIVE SALE
3	206340	0090	37581	\$550,000	MULTI-PARCEL SALE
3	376050	0112	37301	\$500,000	MULTI-PARCEL SALE



King County
Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr